

# STATE OF GEORGIA DRAFT 2013-2017 CONSOLIDATED PLAN

## EXECUTIVE SUMMARY

### 1. Introduction

The Georgia Department of Community Affairs (DCA) is the lead agency overseeing the implementation of the Consolidated Plan and is responsible for the administrative oversight of the State's federally funded programs. This Strategic Plan covers federal fiscal year (FFY) 2013 beginning July 1, 2013 through FFY2017 which ends June 30, 2018. The Action Plan is for the receipt of Federal Fiscal Year 2013 funds during the State Fiscal Year 2014 beginning July 1, 2013 and ending June 30, 2014.

The Plan focuses on the use of funds from HUD's four consolidated formula programs – Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). It includes information about the overall goals and objectives for the coming year with a description of available resources and proposed actions to address the identified needs. In addition, the Plan includes information about the specific activities and allocation of available resources for the federal funded programs covered in the Action Plan.

The data collected from the Integrated Disbursement and Information System (IDIS) on each performance measure is reported annually in the Consolidated Annual Performance and Evaluation Report (CAPER) and submitted to HUD by September 30. Previous CAPERs are available on DCA's web page at:

<http://www.dca.ga.gov/communities/CommunityInitiatives/programs/ConsolidatedPlan.asp>

### 2. Summary of the objectives and outcomes identified in the Plan

The State's program goals and objectives for the upcoming program year are consistent with and support these HUD goals identified in Title I of the Housing and Community Development Act of 1974 (as amended). The three basic objectives of these formula programs will include the provision of (1) providing decent housing, (2) providing a suitable living environment and (3) proving an economic opportunity.

The outcome categories include: (1) availability/accessibility, (2) affordability, and (3) sustainability. The combination of objectives and outcome categories results in a matrix of *nine* possible outcome statements that encompass the various possible program activities. Each of the nine possible outcomes are listed below along with an identification of which of the corresponding programs that may be used to address these outcomes.

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Accessibility for the purpose of creating suitable living environments (1,1) <b>CDBG, ESG</b>	Accessibility for the purpose of providing decent affordable housing (1,2) <b>HOME, CDBG, ESG</b>	Accessibility for the purpose of creating economic opportunities (1,3) <b>CDBG</b>
Affordability for the purpose of creating suitable living environments (2,1) <b>N/A</b>	Affordability for the purpose of providing decent affordable housing (2,2) <b>CDBG, HOME, HOPWA, ESG</b>	Affordability for the purpose of creating economic opportunities (2,3) <b>N/A</b>
Sustainability for the purpose of creating suitable living environments (3,1) <b>CDBG, HOME</b>	Sustainability for the purpose of providing decent affordable housing (3,2) <b>CDBG, HOME,</b>	Sustainability for the purpose of creating economic opportunities (3,3) <b>CDBG</b>

### 3. Evaluation of past performance

Following is a summary of past performance by objective for federal fiscal years 2010 and 2011 as related in the State's most recent CAPER.

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Program Year	Expected Number	Actual Number	Percent Completed
	Specific Annual Objectives						
DH-1.2	Accessibility for the purpose of providing decent affordable housing						
DH-1.2.1.1	Construct affordable rental housing units for <i>extremely low-income</i> households.	HOME	• Number of affordable rental housing units	2010	77	77	100%
				2011	60	85	142%
		Program Income		2012	252		
			GOAL			389	
DH-1.2.1.2	Construct affordable rental housing units for <i>low-income</i> households.	HOME	• Number of affordable rental housing units	2010	131	131	100%
				2011	90	146	162%
		Program Income		2012	320		
			GOAL			541	
DH-1.2.1.3	Construct affordable rental housing units for <i>moderate-income</i> households.	HOME	• Number of affordable rental housing units	2010	37	37	100%
				2011	40	62	155%
		Program Income		2012	162		

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			GOAL		239		
DH-1.2.2.1	Assist <i>extremely low-income</i> households with the construction of housing so that they may achieve homeownership.	HOME	• Number of affordable housing units for	2010	0	0	N/A
				2011	1	0	0%
		Program Income		2012	3		
			GOAL		4		
DH-1.2.2.2	Assist <i>low-income</i> households with the construction of housing so that they may achieve homeownership.	HOME	• Number of affordable housing units	2010	0	0	N/A
				2011	1	2	200%
		Program Income		2012	5		
			GOAL		6		

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DH-1.2	Accessibility for the purpose of providing Decent Affordable Housing						
DH-1.2.2.3	Assist <i>moderate-income</i> households with the construction of housing so that they may achieve homeownership.	HOME	• Number of affordable housing units	2010	2	2	100%
				2011	0	10	N/A
		Program Income		2012	0		
				GOAL		2	
DH-1.2.3.0	Assist Hispanic households to access the continuum of housing and/or supportive housing.	HOME	• Number of Hispanic households assisted	2010	2,427	2,427	100%
				2011	2,000	1,447	72%
		CDBG		2012	2,000		
		HOPWA					
		ESG					
		HCV	GOAL		6,427		
DH-2.2	Affordability for the purpose of providing Decent Affordable Housing						
DH-2.2.1.1	Provide <i>extremely low-income</i> households with rental assistance.	HOPWA	• Number of households assisted	2010	14,060	14,060	100%
				2011	13,954	13,277	95%
		HCV		2012	14,009		
		S+C					
				GOAL		42,023	
DH-2.2.1.2	Provide <i>low-income</i> households with rental assistance.	HOPWA	• Number of households assisted	2010	3,232	3,232	100%
				2011	3,046	3,819	125%
		HCV		2012	3,046		
		S+C					
				GOAL		9,324	
DH-2.2.1.3	Provide <i>moderate-income</i> households with rental assistance.	HOPWA	• Number of households assisted	2010	414	414	100%
				2011	388	623	161%
		HCV		2012	388		
		S+C		GOAL		1,190	

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DH-2.2	Affordability for the purpose of providing Decent Affordable Housing						
DH-2.2.2.1	Assist <i>extremely low-income</i> households with down payment assistance so that they may achieve homeownership.	HOME	• Number receiving down payment assistance	2010	32	32	100%
		Program Income		2011	18	26	144%
				2012	21		
		CDBG					
GOAL				71			
DH-2.2.2.2	Assist <i>low-income</i> households with down payment assistance so that they may achieve homeownership.	HOME	• Number receiving down payment assistance	2010	236	236	100%
		Program Income		2011	134	163	122%
				2012	150		
		CDBG					
GOAL				520			
DH-2.2.2.3	Assist <i>moderate-income</i> households with down payment assistance so that they may achieve homeownership.	HOME	• Number receiving down payment assistance	2010	474	474	100%
		Program Income		2011	263	213	81%
				2012	287		
		CDBG					
GOAL				1,024			
DH-2.2.3	Assist households with home buyers' education so that they may achieve homeownership.	HUD Housing Counseling	• Number of households receiving home buyers education.	2010	6,563	6,563	100%
		HOME		2011	5,250	932	18%
				2012	4,200		
GOAL				16,013			
DH-2.2.4	Make funding awards to organizations or households that assist Special Needs households with housing and supportive services.	HOME	• Number of Special Needs households assisted	2010	7,898	7,898	100%
		HOPWA		2011	7,500	9,120	122%
		HCV		2012	7,550		
		S + C					
GOAL				22,948			
DH-2.2.5	Provide housing assistance and information to Special Needs households in order to enable them to transfer from institutional to community living situations.	HCV	• Number households assisted	2010	12	12	100%
		HOME		2011	0	0	N/A
				2012	55		
GOAL				67			
DH-2.2.6	Provide housing assistance and services to break the cycle of homelessness	ESG	• Number households that received emergency financial assistance	2010	0	0	N/A
				2011	1,100	194	18%
				2012	1,100		
GOAL				2,200			

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DH-3.2	Sustainability for the purpose of providing Decent Affordable Housing						
DH-3.2.1.1	Rehabilitate affordable, rental housing units for <i>extremely low-income</i> households.	HOME	• Number of units rehabilitated	2010	40	40	100%
		Program Income		2011	0	12	N/A
				2012	76		
GOAL				116			
DH-3.2.1.2	Rehabilitate affordable, rental housing units for <i>low-income</i> households.	HOME	• Number of units rehabilitated	2010	166	166	100%
		Program Income		2011	0	6	N/A
				2012	0		
GOAL				166			
DH-3.2.1.3	Rehabilitate affordable, rental housing units for <i>moderate-income</i> households.	HOME	• Number of units rehabilitated	2010	5	5	100%
		Program Income		2011	0	0	N/A
				2012	0		
GOAL				5			
DH-3.2	Sustainability for the purpose of providing Decent Affordable Housing						
DH-3.2.2.1	Assist <i>extremely low-income</i> households with rehabilitation so that they may achieve sustainable and affordable homeownership.	HOME	• Number of affordable units	2010	45	45	100%
		CDBG		2011	27	37	137%
				2012	36		
GOAL				108			
DH-3.2.2.2	Assist <i>low-income</i> households with rehabilitation so that they may achieve sustainable and affordable homeownership.	HOME	• Number of affordable units	2010	51	51	100%
		CDBG		2011	41	55	134%
				2012	56		
GOAL				148			
DH-3.2.2.3	Assist <i>moderate-income</i> households with rehabilitation so that they may achieve sustainable and affordable homeownership.	HOME	• Number of affordable units	2010	37	37	100%
		CDBG		2011	37	23	62%
				2012	51		
GOAL				125			

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SL-1.1	Accessibility for the purpose of creating Suitable Living Environments						
SL-1.1.1.0	Provide <b>housing</b> necessary for Georgia’s homeless to break the cycle of homelessness to provide housing to homeless individuals (transitional and shelter)	ESG	• Number of homeless given overnight shelter	2010	33,766	33,766	96%
				2011	33,000	29,873	91%
		CDBG		2012	33,000		
				GOAL		99,766	
SL-1.1	Accessibility for the purpose of creating Suitable Living Environments						
SL-1.1.2	Enhance the availability and accessibility of suitable living environments through the construction of public facilities <sup>1</sup> to benefit residential areas with a LMI percentage of 51 or greater.	CDBG	• Number of people assisted	2010	16,588	16,588	100%
				2011	3,000	9,118	304%
				2012	3,000		
				GOAL		22,588	
SL-1.1.3	Enhance the availability and accessibility of suitable living environments through the construction of buildings <sup>2</sup> to benefit LMI people at a rate of 51 or greater. For CDBG, this will primarily involve projects that offer limited clientele services through construction of new facilities.	CDBG	• Number of people assisted	2010	1,468	1,468	100%
				2011	3,000	23,680	789%
				2012	3,000		
				GOAL		7,468	
SL-1.1.4	Provide <b>supportive services</b> necessary for Georgia’s homeless to break the cycle of homelessness to individuals.	ESG	• Number of homeless individuals assisted	2010	47,963	47,963	100%
				2011	46,000	39,890	87%
				2012	44,000		
				GOAL		137,963	
SL-1.1.5	Provide emergency housing for Georgia’s homeless seeking overnight accommodations in shelters and transitional to break the cycle of homelessness	ESG	• Number of beds created in overnight shelter or emergency housing	2010	4,505	4,505	100%
				2011	4,500	4,593	102%
				2012	4,500		
				GOAL		13,505	

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SL-3.1 Sustainability for the purpose of creating Suitable Living Environments								
SL-3.1.1.0	Make funding awards to local governments, or organizations that assist elderly persons with housing and/or supportive services. NOTE: For CDBG, these numbers generally represent services through senior centers.	HOME	• Number of elderly persons assisted	2010	3,081	3,081	100%	
				2011	3,994	2,491		
				2012	4,110			
		CDBG		GOAL		11,185		
SL-3.1.2.0	Enhance the sustainability of suitable living environments through the construction, reconstruction or rehabilitation of public facilities to benefit residential areas with a 51% or greater LMI percentage. NOTE: For CDBG, these numbers represent upgrades to existing services such as replacing 2” lines with 6” lines.	CDBG	• Number of people assisted	2010	4,255	4,255	100%	
				2011	9,000	2,383	26%	
				2012	9,000			
						GOAL		22,255
SL-3.1 Sustainability for the purpose of creating Suitable Living Environments								
L-3.1.3.0	Enhance the sustainability of suitable living environments through the reconstruction or rehabilitation of buildings to benefit LMC at a percentage of 51 or greater. For CDBG, this will primarily involve projects that offer limited clientele services through renovations and expansions of existing facilities.	CDBG	• Number of people assisted	2010	1,468	1,468	100%	
				2011	2,000	5,223	261%	
				2012	2,000			
				GOAL		5,468		
EO-1.3 Accessibility for the purpose of creating Economic Opportunities								
EO-1.3.1.0	Provide economic opportunity by providing new job opportunities via loans to businesses, grants for public infrastructure and funds for training centers.	CDBG	• Number of new jobs created	2010	648	648	100%	
				2011	1,200	969	81%	
				2012	1,200			
				GOAL		3,048		
EO-3.3 Sustainability for the purpose of creating Economic Opportunities								
EO-3.3.1.0	Provide economic opportunity by retaining jobs via loans to businesses, grants for public infrastructure and funds for training centers.	CDBG	• Number of jobs retained	2010	782	782	100%	
				2011	400	36	9%	
				2012	400			
				GOAL		1,582		
EO-3.3.1.1	Provide economic opportunity by assisting businesses grants to create or retain jobs	CDBG	• Number of businesses assisted	2010	16	16	100%	
				2011	16	12	75%	
				2012	16			
				GOAL		48		



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<sup>1</sup>Water and sewer projects and drainage/street improvements

<sup>2</sup> Health, learning, neighborhood facilities, and multi-purpose centers, (i.e. services to limited clientele LMI people.

Note: For the State CDBG Program, funds are distributed based on applications from local governments. The state does not require under its Method of Distribution that local governments apply for particular types of grants based on specific outcome performance measures, rather a range of eligible activities and eligible outcome measures is allowed. Local governments therefore determine the expected number of beneficiaries and the applicable outcome measures.

#### 4. Summary of citizen participation process and consultation process

##### Citizen Participation

A key component of DCA's citizen participation strategy to solicit feedback for the development of the 2013-2017 Consolidated Plan was an online survey. The survey was available for completion for a 30 day period and its availability was widely disseminated through e-mails to DCA stakeholder lists as well as newspaper advertisements throughout the state. E-mail blasts were sent to developers, CHIP recipients, CDBG recipients including local governments and grant administrators, current and previously certified CHDOs, disability advocates and service providers, and providers of housing and services to the homeless. Included in these notices was information about three public hearings that were scheduled around the state as well as a webinar for persons who were unable to attend one of the hearings. The hearings were geared towards providing background information to attendees to let them know of the goals and objectives from the last Consolidated Plan, previous accomplishments, and the timetable for the development of the 2013-2017 Consolidated Plan.

Public hearings were advertised in eleven newspapers throughout the state and also included the URL for the survey. The newspapers included the Albany Herald, Athens Banner-Herald, Atlanta Journal-Constitution, Augusta Chronicle, Columbus Ledger-Enquirer, Dalton Citizen, Gainesville Times, Macon Telegraph, Rome News-Tribune, Savannah Morning News, and the Waycross Journal-Herald. The hearings themselves were held in Brunswick on October 16, Americus on October 29, and Gainesville on November 1. The webinar was held on November 8.

The draft plan is being made available for a 30-day period beginning April 10, 2013. Its availability has been advertised in the same newspapers as noted above along with the Brunswick News. E-mails were also sent out to the same groups notifying them of its availability and the deadline for comments. Technical assistance to groups seeking funding assistance will be provided later in the program year as application workshops are held for the CDBG, CHIP, ESG, and HOPWA annual funding rounds as well as for applications to be submitted for funding covered by the Qualified Allocation Plan (QAP).

##### Consultation

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As a result of collaborating with other state agencies under the Department of Justice Settlement Agreement, DCA initiated several efforts to promote the goal of community integration for persons with disabilities. DCA engaged the services of the Technical Assistance Collaborative, Inc. during 2011 to assist DCA in formulating a Strategic Housing Plan for Individuals with Disabilities that focused solely on improving integrated housing options for persons with severe and persistent mental illness covered by the Settlement Agreement and persons that are covered under the Georgia Department of Community Health, Money Follows the Person Demonstration Grant.

Through this strategic planning effort and working with the Georgia Department of Behavioral Health and Developmental Disabilities, the Department of Community Health and the Department of Human Services, Division of Aging Services, it is anticipated that community integrated housing opportunities will be created for 3,199 households included in these targeted populations. This effort also established a regular Steering Committee for state agency leaders to collaborate on plan implementation, removing impediments and discussions regarding new partnerships to contribute to this initiative.

In addition to these public agencies, DCA collaborates and consults with a number of private housing and service providers. Staff works closely with the Georgia Council on Developmental Disabilities, a federally funded, independent state agency that serves as a catalyst for systems change for individuals and families living with developmental disabilities as well as other groups that advocate for fair housing and disability access including the SOPOS Coalition. Staff also participates in the activities of G-STAND, the Georgia State Trade Association of Nonprofit Developers, the Housing Assistance Council, and the Georgia Affordable Housing Coalition (GAHC). The first two groups advocate for more low-income housing assistance and for increased assistance to be made to CHDOs and other nonprofit developers. GAHC is a group of for-profit developers, funders, attorneys, engineers, architects, and others involved in affordable housing development. Other groups that DCA collaborates with include local governments, public housing authorities throughout the state, the Center for Financial Independence and Innovation, the Brain and Spinal Injury Trust Fund Commission, Concrete Change, disABILITY Link, the Disability Resource Center, the Georgia Department of Labor/Vocational Rehabilitation, the Georgia Advocacy Office, Atlanta Legal Aid, the Atlanta Neighborhood Development Partnership, the Georgia Mental Health Consumer Network, Habitat for Humanity affiliates across the state, the Georgia Division of Family and Children Services, the Statewide Independent Living Council, the Mental Health Planning Advisory Council, Metro Fair Housing Services, the Georgia Supportive Housing Association, the Supportive Housing Committee of the Atlanta Regional Commission, as well as a number of other housing and community development nonprofit organizations.

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DCA staff also consults regularly with homeless housing and service providers as well as advocates throughout the year. The Georgia Balance of State Entitlement (BoS) staff hosts annual discussions with the Continuums of Care (CoCs) within the BoS ESG Entitlement concerning the needs of each Continuum. Stakeholders such as the CoC leads, local government officials and non-profit organizations serving the homeless give input into how the BoS Entitlement sets priorities for annual funding allocations. The BoS awards points for applications from within that Continuum according to whether the CoC regards the activity as a high, medium or low priority.

In addition, the BoS Entitlement staff meet with CoC and Entitlement leads from across Georgia, to discuss ESG implementation and to review interventions that serve the homeless. Last year the Balance of State Entitlement staff coordinated a meeting specifically for the Continuum leads within the Balance of State to review performance measures that were being implemented, including a review of benchmarks to be established. Entitlement staff noted and reviewed all input received and revised the performance measurements accordingly.

The BoS Entitlement continues its consultation with both CoC leads and stakeholders through a series of meetings, technical assistance and webinars to review Entitlement plans, particularly around the increased implementation of Rapid Re-Housing activities.

The Georgia Homeless Management Information Systems (HMIS) Project is a statewide collaborative effort to implement HMIS across six of the seven Georgia Continuums of Care. DCA is the Lead Agency for the Georgia HMIS Project. The Steering Committee for this initiative is made up of representatives from each of the six Continuum of Care, the DCA HMIS Project Manager, and Pathways Community Network Institute (the State's HMIS vendor) staff. The role of the Steering Committee is to oversee HMIS implementation and prioritize enhancements for Georgia's HMIS.

### **5. Summary of public comments**

All public comments received throughout the process will be included in the final document.

### **6. Summary of comments or views not accepted and the reasons for not accepting them.**

Any comments or views not accepted or considered will be included in the final document.

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### 7. Summary

The 2013-2017 Consolidated Plan covers the receipt of funds by the State of Georgia for four HUD programs. These include the Community Development Block Grant, HOME Investment Partnerships, Emergency Solutions, and Housing Opportunities for Persons with AIDS programs. The three objectives of the programs relate to the provision of decent, affordable housing, the provision of a suitable living environment, and the expansion of economic opportunities. The development of activities and programs outlined in the Plan are a result of the analysis of market conditions and an assessment of needs along with feedback received from the public and other stakeholders as to unmet needs in the state in these areas. An extensive effort was conducted to gather feedback from these individuals and groups along with reviewing past performance prior to determining the activities to be undertaken and the allocation of funding to these activities.

**Lead and Responsible Agencies**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for the administration of each grant program and funding source.

CDBG

Joanie Perry, Division Director, Community Finance

Steed Robinson, Office Director, Community Development

HOME

Cassandra Knight, Division Director, Housing Policy and Administration

Don Watt, Office Director, Program and Public Affairs

ESG and HOPWA

Cassandra Knight, Division Director, Housing Policy and Administration

Don Watt, Office Director, Program and Public Affairs

John Bassett, Director, State Housing Trust Fund for the Homeless

**2. Narrative (optional)**

**3. Consolidated Plan Public Contact Information**

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**PR-10 Consultation – 91.110, 91.300 (b); 91315 (I)**

**1. Introduction**

DCA recognizes that it is just one resource among many that must work together to successfully address the housing and service needs of Georgia's citizens. As a result, staff works closely with a number of different organizations and advocacy groups throughout the state to identify gaps in services and solutions to fill those gaps. Ongoing communication and consultation with these groups is critical to improving service delivery to those populations in need.

A key component of this consultation related to the development of this Consolidated Plan involved the creation of an on-line survey to allow all who were interested to provide input and feedback. Information about the survey was sent out via e-mail to developers, local governments, grant administrators, nonprofit organizations, advocacy groups, and providers of housing and services to the homeless. Over 500 responses were received and reviewed as a part of the development of this plan.

**2. Provide a concise summary of the states' activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

Georgia has been working with two legal actions that have required major system changes to bring about solutions to address the housing and support service issues for some of the more vulnerable populations in the state, including individuals with physical disabilities, behavioral health and developmental disabilities.

The first of these legal actions is the Olmstead Decision. Georgia is the home state of the landmark 1999 case, *Olmstead v. L.C.* This case, brought forward by Georgia Legal Aid Society, reached the US Supreme Court when the Georgia Department of Human Resources appealed a decision that it had violated the Americans with Disabilities Act integration mandate by segregating two individuals with developmental disabilities who were in residence at a state operated hospital long after their treatment professionals had recommended their transfer to community care.

The second action is the U.S. Department of Justice suit against the State of Georgia in Civil Action NO. 1:10-CV-249-CAP, *United States v. Georgia*. The subsequent Settlement Agreement resolves the Civil Rights Division's complaint against the State of Georgia regarding its failure to serve individuals with developmental disabilities and mental illness in the most integrated setting appropriate to meet the individual's needs.

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As a result of collaborating with other state agencies, DCA initiated several efforts to promote the goal of community integration for persons with disabilities. DCA engaged the services of the Technical Assistance Collaborative, Inc. during 2011 to assist DCA in formulating a Strategic Housing Plan for Individuals with Disabilities that focused solely on improving integrated housing options for persons with severe and persistent mental illness covered by the Settlement Agreement and persons that are covered under the Georgia Department of Community Health, Money Follows the Person Demonstration Grant.

Through this strategic planning effort and working with the Georgia Department of Behavioral Health and Developmental Disabilities, the Department of Community Health and the Department of Human Services, Division of Aging Services, DCA anticipates the creation of community integrated housing opportunities for 3,199 households included in these targeted populations. This effort also established a regular Steering Committee for state agency leaders to collaborate on plan implementation, removing impediments and discussions regarding new partnerships to contribute to this initiative.

DCA has established a Tenant Selection Preference with its Housing Choice Voucher Program that will help to provide a remedial measure to meet the requirements delineated in the Settlement Agreement. This preference will create immediate access to housing choice vouchers (HCVs) for persons with developmental disabilities and persons with severe and persistent mental illness who are currently institutionalized or may be at risk of institutionalization. This groundbreaking policy approved by HUD is the first of its kind in the nation and will allow DCA to provide integrated housing options for 2, 200 individuals.

In addition to these public agencies, DCA collaborates and consults with a number of private housing and service providers. Staff works closely with the Georgia Council on Developmental Disabilities, a federally funded, independent state agency that serves as a catalyst for systems change for individuals and families living with developmental disabilities as well as other groups that advocate for fair housing and disability access including the SOPOS Coalition. Staff also participates in the activities of G-STAND, the Georgia State Trade Association of Nonprofit Developers, the Housing Assistance Council, and the Georgia Affordable Housing Coalition (GAHC). The first two groups advocate for more low-income housing assistance and for increased assistance to be made to CHDOs and other nonprofit developers. GAHC is a group of for-profit developers, funders, attorneys, engineers, architects, and others involved in affordable housing development. Other groups that DCA collaborates with include local governments, public housing authorities throughout the state, the Center for Financial Independence and Innovation, the Brain and Spinal Injury Trust Fund Commission, Concrete Change, disABILITY Link, the Disability Resource Center, the Georgia Department of Labor/Vocational Rehabilitation, the

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Georgia Advocacy Office, Atlanta Legal Aid, the Atlanta Neighborhood Development Partnership, the Georgia Mental Health Consumer Network, Habitat for Humanity affiliates across the state, the Georgia Division of Family and Children Services, the Statewide Independent Living Council, the Mental Health Planning Advisory Council, Metro Fair Housing Services, the Georgia Supportive Housing Association, the Supportive Housing Committee of the Atlanta Regional Commission, as well as a number of other housing and community development nonprofit organizations.

### **3. Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Overall, the Entitlement and Continuum of Care's primary intervention to end all forms of homelessness is to maximize the use of the Rapid Re-Housing intervention. DCA has increased the amount of funds available for Rapid Re-Housing to \$1.5 million dollars each year across the State after consultation with the CoC. Sub – grantees who apply for and awarded funds for this activity will be encouraged to address the needs of the vulnerable groups listed above as well as other homeless groups.

The Entitlement and CoC will work together to complement this intervention with Rental Assistance Permanent Supportive Housing through the CoC. Georgia has 1636 units managed by DCA through the Georgia Housing and Finance Authority to assist the most vulnerable homeless, including chronically homeless individuals, families, and veterans.

DCA will implement a harm reduction program to complement its PSH program to ensure those who have traditionally been unable to access housing are able to do so. This will be linked to the Rental Assistance PSH program, so that the most vulnerable homeless can access safe and secure housing.

The State has developed Housing Support Standards (HSS) to ensure that the services provided by all DCA grantees meet a basic standard of care. These standards are not comprehensive nor are they meant to replace standards and guidelines required by licensing agencies. However, the State's objective is to reduce across Georgia the amount of time participants experience homelessness and increase housing stability as individuals and households move through the continuum of care. DCA utilizes state funding to continue the implementation of its Continuum of Care Plan that includes the HUD Shelter Plus Care (S+C) program to implement a permanent supportive housing solution to prevent and eliminate homelessness.



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In 2004, the Interagency Homeless Coordination Council was formed to coordinate the various initiatives provided by the agencies working together to end homelessness. Additionally, the Council is continuously working on solutions to eliminate discharged clients back into homeless situations and improve the coordination efforts between the State agencies to expedite the client's accessibility and eligibility to social security benefits.

#### **4. Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.**

The Georgia Balance of State Entitlement (BoS) staff hosts annual discussions with the Continuums of Care (CoCs) within the BoS ESG Entitlement concerning the needs of each Continuum. Stakeholders such as the CoC leads, local government officials and non-profit organizations serving the homeless give input into how the BoS Entitlement sets priorities for annual funding allocations. The BoS awards points for applications from within that Continuum according to whether the CoC regards the activity as a high, medium or low priority.

In addition, the BoS Entitlement staff meet with CoC and Entitlement leads from across Georgia, to discuss ESG implementation and to review interventions that serve the homeless. Last year the Balance of State Entitlement staff coordinated a meeting specifically for the Continuum leads within the Balance of State to review performance measures that were being implemented, including a review of benchmarks to be established. Entitlement staff noted and reviewed all input received and revised the performance measurements accordingly.

The BoS Entitlement continues its consultation with both CoC leads and stakeholders through a series of meetings, technical assistance, and webinars to review Entitlement plans, particularly around the increased implementation of Rapid Re-Housing.

The Georgia HMIS Project is a statewide collaborative effort to implement HMIS across six of the seven Georgia Continuums of Care. The Department of Community Affairs is the Lead Agency for the Georgia HMIS Project, the Balance of State Continuum of Care and the Balance of State ESG Entitlement.

The Steering Committee is made up of representatives from each of the six participating Continuum of Care, the DCA HMIS Project Manager, and Pathways Community Network Institute (our HMIS vendor) staff. The role of the Steering

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Committee is to oversee HMIS implementation and prioritize enhancement requests for the Pathways HMIS.

As lead agency, DCA is responsible for soliciting feedback from agencies and stakeholders and communicating that feedback to the Steering Committee. Within this, DCA also meets with Entitlement staff to review funding priorities, operating policies and procedures and operational issues. The CoC representative reports on this feedback to the Steering Committee.

DCA, as the lead agency also runs quarterly conference calls for all CoC and Entitlement leads, as well as an HMIS annual conference in which both Entitlement and Continuum staff present and lead discussion.

- 5. Describe agencies, groups, organizations and others who participated in the process and describe the state's consultations with housing, social service agencies, and other entities.**

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<b>Agency/Group/Organization</b>	<b>Agency/Group/Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
City of Atlanta	Continuum of Care	Homelessness Strategy	Special meeting for stakeholder to give input into how the BoS Entitlement sets priorities for annual funding allocation. Projects w/in that CoC will be scored based on local priorities.
DeKalb County	Continuum of Care	Homelessness Strategy	Special meeting for stakeholder to give input into how the BoS Entitlement sets priorities for annual funding allocation. Projects w/in that CoC will be scored based on local priorities.
Fulton County	Continuum of Care	Homelessness Strategy	Special meeting for stakeholder to give input into how the BoS Entitlement sets priorities for annual funding allocation. Projects w/in that CoC will be scored based on local priorities.
Athens-Clarke County	Continuum of Care	Homelessness Strategy	Special meeting for stakeholder to give input into how the BoS Entitlement sets priorities for annual funding allocation. Projects w/in that CoC will be scored based on local priorities.
Augusta-Richmond County	Continuum of Care	Homelessness Strategy	Special meeting for stakeholder to give input into how the BoS Entitlement sets priorities for annual funding allocation. Projects w/in that CoC will be scored based on local priorities.
Gwinnett County	Other Government - County	Homelessness Strategy	Special meeting for stakeholder to give input into how the BoS Entitlement sets priorities for annual funding allocation. Projects w/in that CoC will be scored based on local priorities.

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Homeless Resource Network	Continuum of Care	Homelessness Strategy	Special meeting for stakeholder to give input into how the BoS Entitlement sets priorities for annual funding allocation. Projects w/in that CoC will be scored based on local priorities.
Chatham-Savannah Authority for the Homeless	Continuum of Care	Homelessness Strategy	Special meeting for stakeholder to give input into how the BoS Entitlement sets priorities for annual funding allocation. Projects w/in that CoC will be scored based on local priorities.
Nonprofit agencies (statewide)	Continuum of Care, Services-Persons w/Disabilities, Persons w/AIDS, Victims of DV, Homeless, Employment, Other Govt. (local, state & county)	Homelessness Strategy, Homeless Needs – Chronically homeless, Families w/children, & Veterans	Annual meetings and community needs survey in order for stakeholders to give input into how the BoS Entitlement sets priorities for annual funding allocation.
Interagency Homeless Coordination Council	Services- Persons w/Disabilities, Victims of Domestic Violence, Education, Homeless, Health Agency & Other Govt. - State	Homelessness Strategy, Homeless Needs – Chronically homeless, Families w/children, & Veterans	Quarterly Meetings in order to address USICH Federal Strategic Plan Goals. Planning and policy around ending chronic, veteran, and family homelessness, enhancing coordination, enhancing mainstream services, developing permanent supportive housing, etc.

**Table 2 – Agencies, groups, organizations who participated**

### **6. Identify any Agency Types not consulted and provide rationale for not consulting:**

Whether through steering committees, focus groups, or regular meetings, the State openly seeks participation from all stakeholders. Through the restructuring of the State’s Continuum of Care governance, however, DCA anticipates increased

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participation among all stakeholders, including business and civic leaders, in working towards reducing homelessness throughout Georgia.

### **7. Describe means of cooperation and coordination among the State and any units of local government in the implementation of the Consolidated Plan.**

As described above, each year the State works to collaborate with ESG Entitlement jurisdictions and local CoCs in the setting of goals and priorities for programs in order to reduce the number of persons experiencing homelessness. The State anticipates increased collaboration with local consolidated planning jurisdictions in working towards reducing homelessness throughout Georgia. Beginning with the 2013 Homeless Count data, the Balance of State CoC will be able to further clarify populations of homelessness within and for each jurisdiction, which will hopefully assist in local homelessness strategies.

### **8. Narrative (optional)**

## **PR-15 Citizen Participation**

### **Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **1. Summarize the citizen participation process and how it impacted goal-setting.**

A key component of DCA's citizen participation strategy to solicit feedback for the development of the 2013-2017 Consolidated Plan was an online survey. The survey was available for completion for a 30-day period and its availability was widely disseminated through e-mails to DCA stakeholder lists as well as newspaper advertisements throughout the state. E-mail blasts were sent to developers, CHIP recipients, CDBG recipients including local governments and grant administrators, current and previously certified CHDOs, disability advocates and service providers, and providers of housing and services to the homeless. Included in these notices was information about three public hearings that were scheduled around the state as well as a webinar for persons who were unable to attend one of the hearings. The hearings were geared towards providing background information to attendees to let them know of the goals and objectives from the last Consolidated Plan, previous accomplishments, and the timetable for the development of the 2013-2017 Consolidated Plan.

Public hearings were advertised in eleven newspapers throughout the state and also included the URL for the survey. The newspapers included the Albany Herald, Athens Banner-Herald, Atlanta Journal-Constitution, Augusta Chronicle, Columbus Ledger-Enquirer, Dalton Citizen, Gainesville Times, Macon Telegraph, Rome News-Tribune, Savannah Morning News, and the Waycross Journal-Herald. The hearings themselves were held in Brunswick on October 16, Americus on October 29, and Gainesville on November 1. The webinar was held on November 8.

Feedback received at the public hearings as well as from survey responses was reviewed by staff as goals and objectives were identified for the Strategic Plan as well as the Annual Action Plan. Input was considered not only for funding allocations to specific activities but also for program policies and procedures to make the programs more efficient and less administratively burdensome for subrecipients and more responsive to the needs of the ultimate beneficiaries.

The draft plan was made available for a 30-day period beginning April 10, 2013. Its availability was advertised in the same newspapers as noted above along with the Brunswick News. Technical assistance to groups seeking funding assistance will be provided later in the program year as application workshops are held for the CDBG, CHIP, and ESG annual funding rounds.

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Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

## NA-05 Overview

### Needs Assessment Overview

Data from the 2005-2009 CHAS shown in Table 6 shows that there are a total of 688,603 Georgia households with total incomes not greater than 80% of the area median income for those communities. This represents 20% of all Georgia households. Of these households at this income level, 19.6% have at least one household member age 62 or older.

Table 7 shows the housing problems experienced by these households for both homeowners as well as renters. While substandard housing is prevalent throughout the state for those at these income levels, most households have complete plumbing and kitchen facilities. Overcrowding is an issue for 18,619 renter and owner households below 80% of median but this affects only 2.7 % of all these households in the state.

The overwhelming problem faced by low- and moderate-income households throughout Georgia is cost burden where they are paying more than 30% of their income toward housing costs. There are a total of 163,886 renter households that meet this criteria and 51.7% of them are actually paying in excess of 50% of their income for housing costs. The number of homeowners paying more than 30% of their income towards housing is 193,693. Of this total, 50.2 % are paying greater than 50% of their income for housing-related expenses. Tables 9 and 10 both indicate that many of the homeowners facing this problem are elderly which means that they are less likely to be able to have the funds needed to maintain their homes properly as most of their income is going towards their mortgages, property taxes, insurance, and utilities.

The other tables in this section indicate as expected that the number of households experiencing one or more housing problems is far greater for those at the lowest income levels below 50% of area medians. For those experiencing moderate or severe housing problems related to overcrowding, cost burdens, or having complete facilities, it appears that this problem is more prevalent for Asian, Pacific Islander, and Hispanic households.

In just considering the housing cost burden factor, Table 20 outlines the income factors and race and ethnicities predominately affected. Approximately 66.5% of the households in Georgia are not cost burdened at all. For those that are cost burdened or severely cost burdened, there is a disproportionately greater need for African-American and Hispanic households. This means that the percentage of those two groups that are experiencing those problems is more than 10% higher than the percentage of households in the jurisdiction as a whole that are experiencing them.

No data is included in this section on public housing as the State of Georgia does not own or manage any public housing units.



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## NA-10 Housing Needs Assessment

### Summary of Housing Needs

Demographics	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Population	8,186,453	9,497,667	137%
Households	3,007,678	3,417,298	110%
Median Income	\$0.00	\$49,466.00	

Table 5 - Housing Needs Assessment Demographics

**Data Source:** 2005-2009 ACS Data  
2000 Census (Base Year)  
2005-2009 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	203,949	198,515	286,139	176,236	N/A
Small Family Households *	70,061	71,586	125,536	571,293	N/A
Large Family Households *	13,124	17,891	28,606	86,983	N/A
Household contains at least one person 62-74 years of age	37,553	44,574	52,926	28,985	124,821
Household contains at least one person age 75 or older	33,120	35,380	36,300	15,852	49,567
Households with one or more children 6 years old or younger *	38,661	38,871	59,558	169,645	N/A

\* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

**Data Source:** 2005-2009 CHAS

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**Housing Needs Summary Tables for several types of Housing Problems**

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,843	1,427	1,028	458	4,756	1,188	732	1,267	521	3,708
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	895	723	835	418	2,871	208	363	401	279	1,251
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	3,985	4,355	3,647	1,441	13,428	1,326	1,826	3,480	2,099	8,731
Housing cost burden greater than 50% of income (and none of the above problems)	60,799	20,354	3,605	217	84,975	47,883	29,038	20,386	6,092	103,399
Housing cost burden greater than 30% of income (and none of the above problems)	13,875	35,686	29,567	4,089	83,217	16,482	28,288	52,066	26,737	123,573
Zero/negative Income (and none of the	11,268	0	0	0	11,268	9,492	0	0	0	9,492

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
above problems)										

Table 7 – Housing Problems Table

Data Source: 2005-2009 CHAS

## 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	67,553	26,854	9,096	2,544	106,047	50,608	31,989	25,551	9,027	117,175
Having none of four housing problems	32,031	60,514	90,044	44,693	227,282	33,250	79,215	161,446	120,068	393,979
Household has negative income, but none of the other housing problems	11,268	0	0	0	11,268	9,492	0	0	0	9,492

Table 8 – Housing Problems 2

Data Source: 2005-2009 CHAS

## 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	36,456	27,933	16,765	81,154	18,314	22,268	36,930	77,512

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	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	6,839	6,235	2,526	15,600	3,598	5,961	8,220	17,779
Elderly	12,615	8,889	3,789	25,293	30,485	22,101	15,866	68,452
Other	23,667	16,832	10,981	51,480	13,678	8,497	13,142	35,317
Total need by income	79,577	59,889	34,061	173,527	66,075	58,827	74,158	199,060

Table 9 – Cost Burden > 30%

Data Source: 2005-2009 CHAS

## 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	30,900	8,738	1,229	40,867	15,302	12,184	9,064	36,550
Large Related	5,527	1,672	202	7,401	3,029	2,433	2,016	7,478
Elderly	8,507	3,415	881	12,803	19,537	9,625	5,192	34,354
Other	19,738	7,359	1,455	28,552	11,380	5,300	4,447	21,127
Total need by income	64,672	21,184	3,767	89,623	49,248	29,542	20,719	99,509

Table 10 – Cost Burden > 50%

Data Source: 2005-2009 CHAS

## 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	4,202	4,093	3,621	0	11,916	1,060	1,466	2,797	0	5,323

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80- 100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80- 100% AMI	Total
Multiple, unrelated family households	612	969	935	0	2,516	473	708	1,120	0	2,301
Other, non-family households	115	249	148	0	512	0	19	0	0	19
Total need by income	4,929	5,311	4,704	0	14,944	1,533	2,193	3,917	0	7,643

Table 11 – Crowding Information

**Data Source:** 2005-2009 CHAS

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### **1. What are the most common housing problems?**

The data shows that the most common housing problem affecting Georgians relates to cost burden. Of the 3,417,298 households in Georgia, a total of 688,603 of those have incomes at or below 80% of the area median family income. This represents 20% of all Georgia households.

Of these 688,603 households below the 80% threshold, a total of 372,587 (54.1%) are cost burdened to the point they are paying more than 30% of their income towards housing costs. Of those 372,587 households cost burdened in excess of 30% of their income, 189,132 (50.8%) are severely cost burdened to the point where they are paying in excess of 50% of their household income towards housing costs.

The other two housing problems referenced in the tables relate to lacking complete kitchen or plumbing facilities or being overcrowded to the extent that more than one person occupies each room in a home. The data show that there are more households dealing with overcrowding than not having complete facilities but the total numbers experiencing these problems come nowhere close to those dealing with cost burdens.

### **2. Are any populations/household types more affected than others by these problems?**

Cost burden issues seem to affect a similar number of rental households as owner-occupied ones as there are a total of 173,527 rental households cost burdened of 30% or more compared to 199,060 homeowner households. However, American Community Survey estimates for 2007-2011 indicate that 66.8% of the total occupied households in Georgia are owner-occupied and 33.2% are renter-occupied. Considering this disparity in number, cost burden issues are much more likely to affect renters than owners.

The other population that seems to be affected by cost burden is elderly homeowners. According to Table 6, there are a total of 239,853 households in Georgia containing at least one person aged 62 or older. Of these, a total of 93,745 (39.1%) are cost burdened at least 30%. Based upon the ratio of renters versus homeowners in the state, it appears that elderly rental households are affected equally to owner-occupied ones.

### **3. Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and**

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individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

4. **If a state provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.**
5. **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.**

Persons threatened with homelessness include a variety of populations. For the purposes of Georgia's Consolidated Plan, the number of households with incomes below 30% of the median family income and who spend more than 50% of their income on housing is used as a proxy for the number of households threatened with homelessness. This proxy matches the statistics indicating that most households, immediately prior to becoming homeless, spend as much as 70% of their income on housing. Household estimates derived from 2011 American Community Survey Public Use Microdata Sample (PUMS) numbers by the National Low Income Housing Coalition show that Georgia's population of renters threatened with homelessness includes 262,746 households, or just over 21% of the state's total renter households. (National Low Income Housing Coalition Congressional District Profiles, available online (<http://nlihc.org/sites/default/files/CDP-GA.pdf>)).

Extremely low income households threatened with homelessness require a variety of supportive services to meet their respective needs, including rental/mortgage assistance; security deposit and utility assistance; financial management counseling; landlord-tenant counseling; day care; job counseling; substance abuse counseling; and medical services.

**NA-15 Disproportionately Greater Need: Housing Problems**

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

(For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole).

**1. Introduction:**

For purposes of determining whether a disproportionately greater need exists for a racial or ethnic group, this occurs when the members of such a group experience housing problems at a greater rate (10% or more) than the income level as a whole. As an example, Table 12 shows that there are a total of 392,370 households in the sample adding up the numbers in Column A and Column B. Of this total, 330,405 (84.21%) have one or more housing problems. For any of the racial or ethnic groups that have 94.21% or more of their households with one or more housing problems, that would indicate a disproportionately greater need for that group.

**0%-30% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	330,405	61,965	42,875
White	137,640	34,215	19,765
Black / African American	157,345	24,755	17,695
Asian	6,015	630	1,880
American Indian, Alaska Native	945	300	135
Pacific Islander	160	0	19
Hispanic	24,440	1,400	2,815

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data

Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



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## 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	277,250	118,775	0
White	124,070	76,075	0
Black / African American	112,925	34,510	0
Asian	6,700	1,495	0
American Indian, Alaska Native	795	365	0
Pacific Islander	105	0	0
Hispanic	29,455	5,430	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data

Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	283,885	305,035	0
White	142,395	184,085	0
Black / African American	106,350	94,155	0
Asian	8,090	4,750	0
American Indian, Alaska Native	555	555	0
Pacific Islander	40	170	0
Hispanic	23,270	18,580	0

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Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data  
Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	101,265	255,735	0
White	58,305	159,755	0
Black / African American	31,655	73,935	0
Asian	3,790	4,635	0
American Indian, Alaska Native	185	850	0
Pacific Islander	59	59	0
Hispanic	5,975	13,615	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data  
Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 2. Discussion:

Table 12 indicates that there is a disproportionately greater need for Pacific Islanders and Hispanic households at 0-30% of median income as the percentage of households exhibiting one or more housing problems for those groups is 100% and 94.58% respectively. For the 30-50% of median group, there is a disproportionate need for Asians (81.76% with housing problems), Pacific Islanders (100%), and Hispanics (84.43%). For those households at 50-80% of median, only Asians at 63.01% exhibit a disproportionate need. For those at 80-100% of median income, a disproportionate need exists for Asians (44.99% with housing problems), Pacific Islanders (50%), and Hispanics (43.89%).

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It should be noted that Pacific Islanders only make up .1% of Georgia's population according to 2010 Census data so the data could be skewed by such a small sample of individuals. Asians comprise 3.4% of Georgia's population and 9.1% of all residents are Hispanic so data for those two groups should be more accurate.

**NA-20 Disproportionately Greater Need: Severe Housing Problems**

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

(For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole).

**1. Introduction:**

For purposes of determining whether a disproportionately greater need exists for a racial or ethnic group, this occurs when the members of such a group experience housing problems at a greater rate (10% or more) than the income level as a whole. As an example, Table 16 shows that there are a total of 392,370 households in the sample adding up the numbers in Column A and Column B. Of this total, 276,655 (70.51%) have severe housing problems. For any of the racial or ethnic groups that have 80.51% or more of their households with severe housing problems, that would indicate a disproportionately greater need for that group.

**0%-30% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	276,655	115,715	42,875
White	112,300	59,550	19,765
Black / African American	132,655	49,445	17,695
Asian	5,560	1,090	1,880
American Indian, Alaska Native	745	500	135
Pacific Islander	130	30	19
Hispanic	21,920	3,920	2,815

Table 16 – Severe Housing Problems 0 - 30% AMI

Data

Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

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## 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	142,815	253,210	0
White	63,160	136,985	0
Black / African American	57,020	90,410	0
Asian	4,065	4,130	0
American Indian, Alaska Native	370	790	0
Pacific Islander	50	44	0
Hispanic	16,340	18,550	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data

Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	82,160	506,770	0
White	41,375	285,105	0
Black / African American	26,990	173,515	0
Asian	3,375	9,470	0
American Indian, Alaska Native	205	900	0
Pacific Islander	0	210	0
Hispanic	9,295	32,555	0

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Table 18 – Severe Housing Problems 50 - 80% AMI

Data  
Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,125	332,875	0
White	12,710	205,350	0
Black / African American	6,745	98,845	0
Asian	1,215	7,205	0
American Indian, Alaska Native	30	1,010	0
Pacific Islander	49	69	0
Hispanic	3,010	16,580	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data  
Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 2. Discussion

Table 16 indicates that there is a disproportionately greater need for Asian, Pacific Islander, and Hispanic households at 0-30% of median income as the percentage of households experiencing severe housing problems for those groups is 83.61%, 81.23% and 84.83% respectively. For the 30-50% of median group shown in Table 17, there is a disproportionate need for Asians (49.60% with severe housing problems), Pacific Islanders (53.19%), and Hispanics (46.71%). For those households at 50-80% of median represented by Table 18, only Asians at 26.27% exhibit a disproportionate need. For

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those at 80-100% of median income, a disproportionate need exists for Asians (14.43% with severe housing problems), Pacific Islanders (41.53%), and Hispanics (15.36%).

It should be noted that Pacific Islanders only make up .1% of Georgia's population according to 2010 Census data so the data could be skewed by such a small sample of individuals. Asians comprise 3.4% of Georgia's population and 9.1% of all residents are Hispanic so data for those two groups should be more accurate.

**NA-25 Disproportionately Greater Need: Housing Cost Burdens**

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

(For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole).

**1. Introduction**

For purposes of determining whether a disproportionately greater need exists for a racial or ethnic group, this occurs when the members of such a group experience housing problems at a greater rate (10% or more) than the income level as a whole.

**Housing Cost Burden**

<b>Housing Cost Burden</b>	<b>&lt;=30%</b>	<b>30-50%</b>	<b>&gt;50%</b>	<b>No / negative income (not computed)</b>
Jurisdiction as a whole	2,271,760	614,195	486,590	44,755
White	1,578,120	327,310	226,105	20,215
Black / African American	525,410	221,085	204,930	18,755
Asian	49,055	15,640	13,400	1,990
American Indian, Alaska Native	4,880	1,410	1,225	145
Pacific Islander	845	150	210	19
Hispanic	93,665	42,170	34,885	3,070

Table 20 – Greater Need: Housing Cost Burdens AMI

Data

Source: 2005-2009 CHAS

**2. Discussion**

Table 20 shows the level of housing cost burden for the state as a whole and for specific races and ethnicities. The first column marked <=30% includes households that pay less than 30% of their income for housing and are thus not cost burdened. This table shows that 66.48% of the state's households are not cost burdened. For this category, a disproportionately greater need would exist for any subcategories where the total not cost burdened would be 55.48% or less. There are two groups meeting this criteria.



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They are African-Americans at 54.16% and Hispanics at 53.90%. Asians and American Indian/Alaskan Natives both had lesser percentages that are not cost burdened (61.25% and 63.71%) but neither met the 10% threshold to make it a disproportionately greater need. The state's White and Pacific Islander population were the only two subgroups that actually had a higher percentage of households with no cost burden than the state average. These figures were 73.41% and 69.04% respectively.

The 30-50% column shows the number of households that would be considered cost burdened and the >50% column shows those that are severely cost burdened. The figure for those cost burdened in the state is 17.97% and the corresponding figure for the severely cost burdened is 14.24%. No groups met the 10% minimum required to show a disproportionately greater need but again the African-American and Hispanic population showed the greatest disparity. For African-Americans, 22.79% are cost burdened and 21.12% are severely cost burdened. For Georgia's Hispanic population, 24.26% are cost burdened and 20.07% are severely cost burdened.

**NA-30 Disproportionately Greater Need: Discussion – 91.305 (b) (2)**

1. Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Following are tables showing the breakdown of each of the three categories of housing issues and a summary of which racial or ethnic groups are disproportionately affected by income grouping compared to the effect on all members of the group. For all boxes marked with an X, those groups have at least a 10% or higher percentage that are affected by the problem than the group as a whole.

**Housing Problems**

	<b>0-30%</b>	<b>30-50%</b>	<b>50-80%</b>	<b>80-100%</b>
<b>White</b>				
<b>Black/African-American</b>				
<b>Asian</b>		<b>X</b>	<b>X</b>	<b>X</b>
<b>American Indian/Alaskan Native</b>				
<b>Pacific Islander</b>	<b>X</b>	<b>X</b>		<b>X</b>
<b>Hispanic</b>	<b>X</b>	<b>X</b>		<b>X</b>

**Severe Housing Problems**

	<b>0-30%</b>	<b>30-50%</b>	<b>50-80%</b>	<b>80-100%</b>
<b>White</b>				
<b>Black/African-American</b>				
<b>Asian</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>American Indian/Alaskan Native</b>				
<b>Pacific Islander</b>	<b>X</b>	<b>X</b>		<b>X</b>
<b>Hispanic</b>	<b>X</b>	<b>X</b>		<b>X</b>

**Housing Cost Burdens**

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	<b>&lt;=30%</b>	<b>30-50%</b>	<b>&gt;50%</b>	<b>No/Negative Income</b>
<b>White</b>				
<b>Black/African-American</b>	<b>X</b>			
<b>Asian</b>				<b>X</b>
<b>American Indian/Alaskan Native</b>				<b>X</b>
<b>Pacific Islander</b>				
<b>Hispanic</b>	<b>X</b>			

### **2. If they have needs not identified above, what are those needs?**

The tables above indicate that there is a disproportionately greater need for Hispanics, Asians, and Pacific Islanders across the board. It should be pointed out that the overall number of Pacific Islanders in Georgia are .1% of the total population according to 2010 Census data and that the numbers of households experiencing housing problems could be affected by the small number of households in that state for this population.

The last table showing Housing Cost Burden only identifies African-American and Hispanic households with more than a 10% differential of households not being cost burdened compared with other racial categories. It should be pointed out, however, that these two groups also have the highest disparity in the 30-50% and >50% groups although none of these reach the 10% threshold. This would indicate that there is a need for programs and activities to enhance housing affordability for these two groups at all income levels.

### **3. Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

There are a number of areas within the state where there are significant numbers of African-Americans and Hispanic households. These are scattered throughout the state.

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## NA-35 Public Housing

### 1. Introduction

This section is optional for States to prepare and will not be addressed.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	4,803	27,198	3,845	22,868	282	0	58
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition									

Table 21 - Public Housing by Program Type

Data

Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	0	0	33,890	23,890	19,408	24,259	11,779	0	10,723
Average length of stay	0	0	12	11	1	12	0	0	4
Average Household size	0	0	4	4	3	4	1	0	1

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	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# Homeless at admission	0	0	7	1	0	1	0	0	0
# of Elderly Program Participants (>62)	0	0	1,736	5,475	2,081	3,339	26	0	23
# of Disabled Families	0	0	1,212	5,246	566	4,576	49	0	35
# of Families requesting accessibility features	0	0	4,803	27,198	3,845	22,868	282	0	58
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition									

**Table 22 – Characteristics of Public Housing Residents by Program Type**

Data

Source: PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	957	2,530	278	2,194	38	0	14
Black/African	0	0	3,671	24,487	3,448	20,615	243	0	43

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Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American									
Asian	0	0	111	36	15	19	0	0	1
American Indian/Alaska Native	0	0	6	28	0	27	1	0	0
Pacific Islander	0	0	6	11	2	9	0	0	0
Other	0	0	52	106	102	4	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition									

**Table 23 – Race of Public Housing Residents by Program Type**

Data

Source: PIC (PIH Information Center)

## Ethnicity of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	85	320	41	270	6	0	0
Not Hispanic	0	0	4,666	26,772	3,702	22,594	276	0	58
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition									

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**NA-40 Homeless Needs Assessment – 91.305 (c)**

**1. Introduction**

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans. If data is not available for the categories “number of persons becoming” and “exiting homelessness” each year, and “number of days that persons experience homelessness, describe these categories for each homeless population type including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

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Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	1,656	1,577	7,752	3,809	3,585	See narrative
Persons in Households with Only Children	6	92	156	67	41	See narrative
Persons in Households with Only Adults	588	7,186	24,149	9,917	4,806	See narrative
Chronically Homeless Individuals	118	1,196	6,495	1,808	1,215	See narrative
Chronically Homeless Families	61	420	370	116	145	See narrative
Veterans	141	709	2,995	1,169	769	See narrative
Unaccompanied Child	6	66	115	51	30	See narrative
Persons with HIV	9	171	1,129	317	234	See narrative

**Table 25 - Homeless Needs Assessment**



**2. Describe the State's Rural Homeless Population. For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness within the State.**

Data on the rural homeless population in Georgia's Balance of State (BoS) CoC is limited. While 113 out of 152 counties in this CoC are classified by HUD as "rural," the majority of currently funded homeless programs are located in the CoC's non-rural counties. The near absence of the homeless service provider system in rural areas makes it difficult to obtain reliable data on specific homeless subpopulations, especially among those who are unsheltered.

Based on the 2011 Homeless Count, 90.5% of homeless persons in Georgia's rural counties were unsheltered on the night of January 23, 2011. This figure is derived from a combination of survey-based methods developed by DCA and statistical techniques developed by Dr. Jennifer Priestley of Kennesaw State University. A comparable methodology was unavailable for estimating the overall number of persons who are homeless during the course of a year; instead, the Point-in-Time count was extrapolated by taking into account the number of people counted on the Point-in-Time night who had been homeless less than 30 days and the number of people counted on the Point-in-Time night who reported being homeless more than 3 times in the past 3 years. For rural counties, it is assumed that this annual estimate has the same ratio of unsheltered to sheltered as the Point-in-Time estimate (90.5%).

It is also assumed that the relative risks for being unsheltered are similar for persons in rural areas as in other areas within Georgia's Balance of State. Persons in households with only adults are 1.9 times more likely to be unsheltered than persons in households with adults and children. The rate of rural unsheltered homelessness within other subpopulations, such as the chronically homeless and those with HIV/AIDS, was estimated by applying the unsheltered rate that was seen in the general homeless population.

**3. If data is not available for the categories "number of persons becoming and exiting homelessness" each year," and "number of days that persons experience homelessness, describe these categories for each homeless population type including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.**

Estimates for sheltered persons entering and exiting homelessness each year in Georgia's Balance of State were measured directly from 2012 HMIS data. An assumption was made that the ratio of unsheltered persons to sheltered persons

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was the same during these two events as it was on the Point-in-Time night. Estimates for unsheltered persons entering and exiting homelessness each year were subsequently derived from the sheltered numbers by applying a simple multiplier to the sheltered numbers.

In 2012, more people entered homelessness than exited homelessness in the Balance of State CoC. This was consistent across various subpopulations, with the exception of chronically homeless families, which experienced an opposite trend. Persons in families with only adults experienced the worst disparity; the number of those persons who entered was over 2 times the number of persons who exited.

Currently, DCA is piloting methods for observing episodes of sheltered homelessness that span several program enrollments. Because this methodology is still in development, we cannot at this time measure the average number of days persons experience homelessness in Georgia's Balance of State. It is anticipated that the Balance of State will utilize the forthcoming guidance from HUD to measure this.

#### 4. Describe the nature and extent of homelessness by racial and ethnic group.

<b>Race:</b>	<b>Sheltered</b>	<b>Unsheltered (optional)</b>
<b>White</b>	<b>512</b>	--
<b>Black or African American</b>	<b>1,678</b>	--
<b>Asian</b>	<b>45</b>	--
<b>American Indian or Alaska Native</b>	<b>10</b>	--
<b>Pacific Islander</b>	<b>5</b>	--
<b>Ethnicity:</b>		
<b>Hispanic</b>	<b>76</b>	--
<b>Not Hispanic</b>	<b>2,174</b>	--

The racial and ethnic breakout of the number of unsheltered persons is uncertain at this time. In the Balance of State CoC, of the number of persons who were residing in a shelter on the night of the 2012 Sheltered Count in January, 75% were Black or African American and 3% were Hispanic.

**5. Describe the nature and extent of unsheltered and sheltered homelessness, including rural homelessness.**

Several factors influence the prevalence of homelessness in different areas, including job markets and the availability of affordable housing. Although it is often assumed that homelessness is an urban problem, it actually occurs in both urban and rural areas. Urban areas typically offer more housing and supportive service programs to homeless individuals, therefore service usage data is often swayed in the direction of urban versus rural. In addition, however, in a recent article, the National Alliance to End Homelessness indicated, “in 22 percent of states, over 50 percent of people experiencing homelessness was counted in rural or mostly rural CoCs.”<sup>1</sup>

A majority of homeless count survey respondents (89%) who were homeless were living in Georgia when they first became homeless. Interestingly, the City of Atlanta’s homeless census found that 75.1% of persons surveyed already live where they originally became homeless. SAMHSA’s National Resource Center on Homelessness and Mental Illness notes that homeless persons with serious mental illnesses are typically long-term citizens of the communities in which they are homeless.<sup>2</sup>

Please note, the homeless count data reported throughout this document reflects data from the 2011 Balance of State Unsheltered Homeless Count and/or the 2012 Sheltered Homeless Count. Beginning with the 2013 Homeless Count, as per the requirements, the count data for consolidated planning jurisdictions within the Balance of State CoC will be available for the separate consolidated planning jurisdictions. Homeless count data for the Balance of State CoC can be found at:

[http://www.dca.ga.gov/housing/specialneeds/programs/homeless\\_count.asp](http://www.dca.ga.gov/housing/specialneeds/programs/homeless_count.asp).

**Discussion:**

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<sup>1</sup> Geography of Homeless, Part 1: Defining the Spectrum. National Alliance to End Homeless Retrieved July 24, 2009.

<sup>2</sup> Substance Abuse and Mental Health Services Administration, National Resource Center on Homelessness and Mental Illness, “Why Are So Many People with Serious Mental Illnesses Homeless?,” Get the Facts Question #3 (Mar. 2003) n.pag. Available online: [http://www.nrchmi.samhsa.gov/facts/facts\\_question\\_3.asp](http://www.nrchmi.samhsa.gov/facts/facts_question_3.asp)

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## NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d)

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	23,451
Area incidence of AIDS	743
Number of new cases prior year (3 years of data)	2,786
Rate per population	237.3 per 10,000
Rate per population (3 years of data)	232.8
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIC (PLWH)	18,535
Area Prevalence (PLWH per population)	187.1 cases per 100,000
Number of new HIV cases reported last year	1,294

**Table 26 – HOPWA Data**

**Data:** Georgia Department of Public Health (<http://health.state.ga.us/epi/hiv/aids/>), 2010 Georgia HIV/AIDS Surveillance Summary, 2009 Georgia HIV/AIDS Surveillance Summary, and 2008 Georgia HIV/AIDS Surveillance Summary

### HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Prior Estimate	Estimate updates (if any)	Source/Comments
Tenant based rental assistance	167	187	Data Source below
PH in Facility-Based Housing	118	118	Data Source below
Short-term Rent, Mortgage, and Utility	91	91	Data Source below
ST or TH Facility-Based Housing	60	60	Data Source below
PH placement	50	50	Data Source below

**Table 27 – HIV Housing Need**

**Data:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet and Housing need data established using the estimates determined using 2011 PIT data (sheltered and unsheltered).

### Describe the characteristics of special needs populations in your community:

As shown below, 74% of Persons Living with HIV/AIDS in Georgia are males as of December 2010, which is an increase of 5% over what was reported 3 years ago. The number of females living with HIV/AIDS is 26%, which a decrease of 5% of the total number of Persons Living with HIV/AIDS over the last three years. The most frequent age category for both males and females is 40-49 years with the 50-59 age category coming in second. This represents a shift from previous years where the largest groups were younger, and better treatment options show continued success in helping persons living with this disease to live longer. An important note is that the number of Black, Non-Hispanic persons living with with HIV/AIDS continues to be disproportionately higher in that they account for a total of 70% of cumulative cases of HIV/AIDS, but the percentage of Black, Non-Hispanic persons only comprise 30% of Georgia's population.

According to the Georgia Department of Public Health, men who have sex with men (MSM) represent 55% of the most commonly reported transmission category within the persons living

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with AIDS group, and they represent 51% of males living with HIV (not AIDS).<sup>3</sup> Among the Persons Living with HIV/AIDS, 29% of males and 59% of females are reported to have had no identified risk (NIR).

### Persons Living with HIV (not AIDS) and AIDS by Gender, Age, & Race/Ethnicity, Georgia 2010

Gender	HIV (not AIDS)		AIDS		Total	
	Count	%	Count	%	Count	%
Male	13,138	77	18,007	77	31,145	74
Female	5,397	23	5,444	23	10,841	26
Age as of December 31, 2010 (years) diagnosis (yrs)	Count	%	Count	%	Count	%
<13	147	<1%	22	<1%	169	<1%
13-19	250	1%	95	<1%	345	<1%
20-24	1,161	6%	312	1%	1,473	4%
25-29	2,026	11%	814	3%	2,840	7%
30-39	4,636	25%	3,830	16%	8,466	20%
40-49	5,823	31%	9,185	39%	15,008	36%
50-59	3,355	18%	6,661	28%	10,016	24%
>=60	1,136	6%	2,532	11%	3,668	9%
Race/Ethnicity	Count	%	Count	%	Count	%
White, Non-Hispanic	4,143	22%	5,676	24%	9,819	23%
Black, Non-Hispanic	13,253	72%	16,217	69%	29,470	70%
Hispanic/Latino, Any Race	779	4%	1,110	5%	1,889	4%
American Indian/Alaskan Native, Non-Hispanic	28	<1%	26	<1%	54	<1%
Asian/Hawaiian/Pacific Islander, Non-Hispanic	82	<1%	78	<1%	160	<1%
Multiracial/Unknown/Others, Non-Hispanic	250	1%	344	1%	594	1%
<b>Total</b>	<b>18,535</b>		<b>23,451</b>		<b>41,986</b>	

Source: Georgia Department of Public Health's 2010 Georgia GIV/AIDS Surveillance Summary

### What are the housing and supportive service needs of these populations and how are these needs determined?

Many people living with AIDS are in need of some form of housing assistance. These individuals are either in danger of homelessness, are homeless, or have experienced homelessness at some time. Persons living with HIV/AIDS have a high rate of housing instability (30-40%) , and rates of homelessness among persons living with HIV/AIDS who are unconnected to medical care are especially high (72%) according to a long term study of persons living with HIV/AIDS in New York

<sup>3</sup> Georgia Department of Public Health's 2010 Georgia GIV/AIDS Surveillance Summary, (<http://health.state.ga.us/epi/hiv aids/>)

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City.<sup>4</sup> The costs of health care and medications for persons living with HIV/AIDS, limited incomes or reduced ability to keep working are often too high for people to keep up with both housing and medical costs. In addition, this group of people could constantly be in danger of losing their jobs due to discrimination or as a result of frequent health-related absences. Stable housing is the cornerstone of HIV/AIDS treatment, allowing persons with HIV/AIDS to access comprehensive healthcare and adhere to complex HIV/AIDS drug therapies. Of the participants in the CHAIN study, ten percent (10%) were homeless at the time of the survey, twelve percent (12%) were previously homeless but in a temporary or transitional housing program at the time of the survey, and a total of thirty percent (30%) reported having been homeless or unstably housed currently or at least once during the six months prior to the interview.<sup>5</sup> Based on the long-term research in New York, at least 35% of persons living with HIV/AIDS will need some type of housing assistance at some point during their lifetimes. Based on the number of persons living with HIV/AIDS who receive housing through HOPWA and who also have an income below \$30,000, the National AIDS Housing Coalition estimates the percentage of persons living with HIV/AIDS needing some form of housing assistance to be 72%.<sup>6</sup>

In Metropolitan Atlanta, as well as in other parts of Georgia, the supply of supportive housing units with services is limited as well as the limited availability of affordable and/or subsidized housing. For the Housing Choice Voucher program, there can be a waiting time of 6 months to a number of years for subsidized housing in metropolitan areas and other parts of Georgia. Some housing authorities carry thousands of names on their waiting list for subsidized housing with waiting lists rarely opening due to limited vouchers. In addition, a proportionally large percentage of people pay well over 30% of their monthly income on housing. In Georgia, the National Low Income Housing Coalition reports the overall 2012 Fair Market Rent for a two-bedroom apartment at \$747, but the amount a person living with AIDS could receive from Social Security Income (SSI) was \$698 (a gap of \$49).<sup>7</sup>

It is estimated that half of people living with HIV/AIDS across the nation require housing assistance at some point during their illness. A growing number of people with HIV/AIDS are already homeless when they become ill and find themselves shuffled between unstable situations in acute care hospitals, medically unsafe shelter facilities and the streets.<sup>8</sup> Unfortunately, the National AIDS Housing Coalition has found that funding for housing programs such as HOPWA is inadequate to meet the need as housing costs continue to increase. The proposed FFY2013 HOPWA appropriation of \$299 million must support the delivery of housing and related services in 125 jurisdictions eligible for HOPWA formula allocations and \$33 million in 29 active competitive grants to aid roughly 140,000 households living with HIV/AIDS with some form of housing assistance. Clearly, the need far outstrips available funding. Since market rate housing is not an alternative for low-income persons with HIV/AIDS, these individuals must often reside in economically depressed or high crime neighborhoods.

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<sup>4</sup> NYC C.H.A.I.N. Report 2006-5; Columbia University, Mailman School of Public Health; *Housing Need, Housing Assistance, and Connection to HIV Medical Care*; [http://www.nyhiv.com/data\\_chain.html](http://www.nyhiv.com/data_chain.html)

<sup>5</sup> NYC C.H.A.I.N. Report 2006-05...

<sup>6</sup> National AIDS Housing Coalition; HOPWA 2010 Budget Request NAHC recommendations; <http://www.nationalaidshousing.org/PDF/2010%20HOPWA%20need%20paper.pdf>

<sup>7</sup> National Low Income Housing Coalition; *Out of Reach 2012*.

<sup>8</sup> (NAHC) National AIDS Housing Coalition: <http://nationalaidshousing.org/legisadvocacy/hopwa/>

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Persons living with HIV/AIDS also face numerous obstacles that can jeopardize their housing situation, including discrimination based on their medical condition; progressions in their illness requiring increased medical care; and the limitation created by the disease on employment capabilities and financial resources. Barriers to providing housing and services to people living with AIDS in rural communities can also include transportation difficulties, lack of service providers, and a reluctance to seek help for a variety of reasons.

Affordable single or multifamily units, as well as transitional housing units, are keys to stabilizing the housing problems of marginally housed individuals and families. In addition, since many people living with HIV/AIDS are also substance abusers or have chronic mental health issues, transitional facilities or permanent supportive housing programs that can offer supportive services are needed.

Other marginally housed individuals and families include those who are dependent and are living with family or friends in temporary or unstable situations. These individuals are at risk of losing their shelter at any time. When their care becomes too stressful or financially burdensome for the householder, the HIV/AIDS victim is often asked to leave the home.

Based on responses to the Continuum of Care Bed Inventories and Georgia's Point-in-Time homeless census in 2011, the State estimates that 456 HOPWA-eligible households have unmet housing needs (individual and/or family households) in the balance of state's HOPWA 127-county coverage area. The estimated housing need of 456 most likely under-represents the true need for this population, but unfortunately, there is no other data to compare it with. The HIV Housing Need table has the unmet need estimate broken out by type of assistance as related to the HOPWA housing assistance available.

The housing needs of persons living with HIV/AIDS include tenant-based rental assistance (short- and long-term), emergency assistance, and rental and utility deposit assistance. Emergency assistance for individuals with HIV/AIDS enables homeless or marginally housed clients who become homeless to access shelter at local hotels and motels. To illustrate, medical conditions such as tuberculosis and other opportunistic infections often prevent these individuals from entering many conventional shelters for the homeless. In addition, rental and utility deposit assistance allows low-income people with HIV/AIDS to pay deposits even for the most modest housing.

During FY2011-12, the State's seven (7) HOPWA project sponsors provided HOPWA-funded housing assistance to 460 households (483 persons w/ HIV/AIDS and 321 other family members) and supportive services to a total of 797 households consisting of one or more persons with HIV/AIDS (the 460 households who also received HOPWA-funded housing assistance along with an additional 337 households who received "Supportive Services Only"). Some of the State's project sponsors under the HOPWA program provided Non-HOPWA funded housing to another 83 households. Also during this operating period, six HOPWA Sponsors &/or other nonprofit agencies received \$851,037 in Shelter Plus Care (S+C) funds for the rental assistance of homeless persons with both a disability and HIV/AIDS, and they maintained 128 units of Rental Assistance through the S+C Program.

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Supportive services needed by persons living with HIV/AIDS include mental health, substance abuse and/or support group counseling; dental and medical referrals; home health nursing; rehabilitation services; nutritional services; access to medication; and home hospice care. Other supportive services needed include employment training; clothing and furniture referrals; food; personal assistance to locate affordable housing opportunities; housing counseling and referral; credit services; legal services; financial counseling; foster care and/or adoption services.

In 2009, the Georgia Department of Community Health, HIV Unit completed a statewide 2009-2012 Comprehensive HIV Service Plan that included medical, dental and other segments of HIV care, however housing stability did not appear to be part of the assessment. According to this plan, an estimated 50% of persons living with AIDS in Georgia and 61% of persons living with HIV (non-AIDS) did not receive any HIV primary medical care during calendar year 2007. The plan reports that the estimated number of persons who received HIV primary care was 9,109 of persons living with AIDS and 8,802 of persons living with HIV (non-AIDS).<sup>9</sup>

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the eligible metropolitan statistical area.**

HIV/AIDS remains an important public health problem in Georgia. As of 2010, there were 41,986 persons in Georgia living with HIV/AIDS. Of these individuals, male-to-male sexual contact was the most commonly reported transmission category. Similar to the newly diagnosed cases, the majority of prevalent cases occurred in Black/Non-Hispanics. Among women, individuals with missing risk information or who did not meet one of the Centers for Disease Control and Prevention (CDC)-defined transmission categories and heterosexual contact were the two most commonly reported transmission categories. The majority of individuals who were living with HIV/AIDS in Georgia were male (74%).

Based upon data from the Centers for Disease Control (CDC), Georgia ranks sixth in the nation for its number of reported cumulative AIDS cases through December 2011. The number of persons living with AIDS in Georgia has increased every year since 1981. Using this data from the CDC, the cumulative number of AIDS cases in Georgia was 42,068 as of December 31, 2011.

In 2010, there were 1,294 persons newly diagnosed with HIV (not AIDS) and 743 persons newly diagnosed with AIDS. Of these, the majority of individuals were male (75%). Persons who were newly diagnosed with HIV (not AIDS) were, on average, younger than those who were newly diagnosed with AIDS. Black/Non-Hispanics accounted for the majority of newly diagnosed HIV (not AIDS) and AIDS cases among all races/ethnicities. An encouraging finding is that the number of newly diagnosed HIV cases has decreased 4.1% from the previous year, and the number of newly diagnosed cases of AIDS has decreased at a much higher rate over the last three years. In 2010, the number of newly diagnosed cases of AIDS in Georgia was 743, from 878 in 2009, and 1,165 in 2008.

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<sup>9</sup> Georgia Department of Community Health (formerly known as the Department of Human Resources); State of Georgia Comprehensive HIV Services Plan 2009-2012; <http://health.state.ga.us/epi/hiv/aids>.



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GPH's 2011 HIV/AIDS Surveillance report shows that of the 41,986 Georgians living with HIV/AIDS, 66% resided in the Atlanta Metropolitan Statistical Area (MSA), 5% resided in the East Central (Augusta) Public Health District, and approximately 29% resided in the balance of state (127 counties) HOPWA jurisdiction. The figure below shows the number of persons living with HIV/AIDS broken out by Public Health District.<sup>10</sup>

### Georgia Public Health Districts: Persons Living with HIV (not AIDS) and with AIDS.

Public Health District	Number of Persons Living w/ HIV (not AIDS)	Number of Persons Living w/ AIDS
1-1 Northwest (Rome)	317	382
1-2 North Georgia (Dalton)	254	303
2 North (Gainesville)	235	289
3-1 Cobb-Douglas	1087	1312
3-2 Fulton	4387	7353
3-3 Clayton County (Morrow)	949	1003
3-4 East Metro (Lawrenceville)	939	1082
3-5 DeKalb	3530	4104
4 LaGrange	659	738
5-1 South Central (Dublin)	360	268
5-2 North Central (Macon)	953	872
6 East Central (Augusta)	918	1124
7 West Central (Columbus)	693	695
8-1 South (Valdosta)	481	469
8-2 Southwest (Albany)	678	764
9-1 Coastal (Savannah/Brunswick)	970	1271
9-2 Southeast (Waycross)	418	546
10 Northeast (Athens)	301	417
Other Georgia Residents	406	459
<b>Total</b>	<b>18,535</b>	<b>23,451</b>

Source: 2011 Georgia Data Summary: HIV/AIDS Surveillance; Georgia Department of Public Health, (<http://health.state.ga.us/pdfs/epi/hivstd/HivAIDSFS070212.pdf>)

## Discussion

<sup>10</sup> 2011 Georgia Data Summary: HIV/AIDS Surveillance

## NA-50 Non-Housing Community Development Needs

### 1. Describe the State's needs for Public Facilities:

HUD regulations for this Plan ask that these needs be quantified as much as possible. Due to a lack of detailed information, this needs list is impossible to “quantify” in terms of dollars, needed feet of sewers, etc, but the dollar value of all these needs may reasonable be assumed to be in the billions of dollars. Given the state’s growing population, changing demographics, aging infrastructure and an evolving economy, these needs and their relative priority can be expected to change over time.

The Consolidated Plan regulation also states that the non-housing community development priority needs must be described by CDBG eligibility category. Because HUD’s regulations for the state CDBG program do not list eligible activities, the state must refer to the authorization law of the program: the Housing and Community Development Act of 1974, as amended. Section 105(a) of this Act lists 25 separate eligible activities. All of the activities on the following list are eligible under Section 105(a) and are reflective of locally stated needs:

- Flood and Drainage Facilities
- Economic Development Assistance For-Profit Entities
- Public Infrastructure to Promote Economic Development
- Private Environmental Infrastructure to Serve Businesses
- Homeowner and Tenant Relocation Assistance
- Demolition of Dilapidated Structures
- Street Improvements
- Pedestrian Walkways
- Sewer Facilities (New and Replacement Lines, Tap-on Assistance)
- Water Facilities (New and Replacement Lines, Tap-on Assistance)
- Senior Citizen Facilities
- Head Start Centers
- Other Childhood Education and Day Care Facilities
- Community Service (Multi-purpose) Centers
- Public Health (Physical and Mental) Facilities
- Workforce Development and Adult Learning Centers
- Park and Recreation Facilities
- Family Violence Shelters
- Education & Work Facilities for Persons with Developmental Disabilities
- Removal of Architectural Barriers
- Local CDBG Administration
- Technical Assistance and Training for Local Administrators
- Neighborhood Redevelopment
- Spot slum and blight removal
- Environmental and brown-field clean-up and redevelopment
- Land Acquisition for Public Facilities or Redevelopment

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### Primary Long Term Objective

The state has adopted as a specific primary objective for its CDBG program the same objective as the CDBG authorization act, the Housing and Community Development Act of 1974, as amended. This primary objective is to develop viable communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low income and moderate income persons. The primary mechanism for meeting this long-term objective will be the state's Annual CDBG funding program.

### Short-Term Objective

The short-term objective is to make those CDBG funds allocated to the state by Congress on an annual basis available to local units of government to address their locally determined needs. Consistent with the long-term objective, not less than 70% of the CDBG funds received each fiscal year will be used to support activities that benefit persons of low and moderate income. To be funded, local government applicants must give maximum feasible priority to activities which benefit low and moderate income families, or aid in the prevention or elimination of slums or blight, or which meet urgent community needs. Funds will be awarded in accordance with the Annual Action Plan to those projects that demonstrate the greatest need, feasibility and impact.

Depending of the amount of funds actually appropriated by Congress, DCA expects to annually award (including the annual competition, Employment Incentive Program, Redevelopment Fund and the Immediate Threat and Danger Program) approximately 80 grant awards. Of course, the actual number will be determined by the actual allocation to the state and the type of projects and amount of funds actually applied for by local governments.

While predicting the project types to be funded is difficult due to the emphasis given to meeting locally determined needs, an analysis of the most recent 2012 Annual CDBG Competition may shed some light on what may be funded in the future as well as current priorities.

### **Type of Grants Funded for Program Year 2012 CDBG through Third Quarter**

<b>Grant Type</b>	<b>Number of Awards</b>	<b>Amount Awarded</b>
Public Facility/Improvements	70	\$34,141,886
Employment Incentive	2	\$2,658,588
Multi-Activity	2	\$1,600,000
Housing	6	\$2,495,836
Immediate Threat	9	\$189,241
Redevelopment Fund	1	\$432,133
<b>Total Awards</b>	<b>94</b>	<b>\$41,517,684</b>

**Note:** Information is for the 2012 Program Year which is from 7/1/2012 to 6/30/2013. DCA expects to award approximately the full allocation of \$8,000,000 during the Program Year.

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### Type of Public Facility/Improvements Projects Funded for 2012 Annual Competition

Project Type	Number Funded	Percent of Total Applications
Streets and Drainage	14	20%
Water	11	16%
Sewer	28	40%
Multi-Infrastructure	3	4%
Water and Sewer	6	9%
Senior Center	1	1%
Head Start Center	1	1
Health Center	2	3%
Domestic Violence Shelter	2	3%
Other Centers	2	3%
<b>Total</b>	<b>70</b>	<b>100%</b>

In reviewing this information, it is interesting to note that the types of public facility/improvements projects that communities apply for has changed over time. During the early and mid-1990's funding cycles, proposals for senior citizen and health centers predominated the competition for community building projects. As CDBG funds were used to meet this need, other building facility needs began to be addressed by local communities. This includes more emphasis on youth centers and for victims of family violence. As has been the case for a number of years, basic infrastructure needs of water, sewer, street and drainage dominate the funding requests.

The changes over time in funding sought for eligible activities, illustrates how the established CDBG rating and ranking system is able to respond to locally identified needs.

#### Obstacles to Meeting Underserved Needs

The state has identified the following obstacles to meeting underserved needs: First and foremost is a lack of sufficient funds to address all the non-housing needs existing in this state. This problem is illustrated by the large number of fundable CDBG projects with high needs that cannot be funded due to a lack of available CDBG funds. Each year DCA receives nearly 150 applications (for the Annual Competition) but has enough funds available to make only about 70 grant awards. While this problem is dramatic, through creative financing arrangements (such as leverage of other federal grant and loan programs and the injection of state or local "in-kind" assistance or funds), the state hopes to make an impact on underserved needs. The rating and ranking system for the "Annual CDBG Competition" as described in the Annual Action Plan, rewards additional points to those applicants which "leverage" additional resources. Through this method, additional persons are served.

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A second obstacle is a lack of capacity at the local or regional level to develop competitive CDBG applications or to administer projects once funding decisions are made. This need seems especially acute for economic development projects and projects involving the abatement of lead paint hazards.

### **2. How were these needs determined?**

See discussion in item 1 above.

### **3. Describe the State's needs for Public Improvements:**

See discussion in item 1 above.

### **4. How were these needs determined?**

See discussion in item 1 above.

### **5. Describe the State's needs for Public Services:**

See discussion in item 1 above. Also note that local governments that apply for public facilities often are using funding for public services that are provided by other agencies, e.g., Area Agencies on Aging, and are combining these funds with CDBG dollars to meet both facilities needs and public services needs. Therefore demand for senior centers, health centers, and domestic violence shelters are an indication of public services needs. Again, funding all requests for these needs is not possible given the limited availability of CDBG dollars. Also, because CDBG funds are not available to non-entitlement local governments each year as is the case with entitlement local governments, using CDBG non-entitlement funds for public services does not have a sustainable impact on public services needs unless these dollars are provided locally via agencies that have year-after-year funding availability.

### **6. How were these needs determined?**

See discussion in item 1 above.

## **Housing Market Analysis**

### **MA-05 Overview**

#### **Market Analysis Overview:**

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## MA-10 Number of Housing Units – 91-310 (a)

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	1,655,276	74%
1-unit, attached structure	33,259	1%
2-4 units	92,596	4%
5-19 units	77,884	3%
20 or more units	23,827	1%
Mobile Home, boat, RV, van, etc	352,115	16%
<b>Total</b>	<b>2,234,957</b>	<b>100%</b>

Table 28 – Residential Properties by Unit Number

Data 2005-2009 ACS Data  
Source:

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,486	0%	5,123	1%
1 bedroom	12,894	1%	54,652	12%
2 bedrooms	167,807	14%	185,188	41%
3 or more bedrooms	1,022,550	85%	205,576	46%
<b>Total</b>	<b>1,204,737</b>	<b>100%</b>	<b>450,539</b>	<b>100%</b>

Table 29 – Unit Size by Tenure

Data 2005-2009 ACS Data  
Source:

1. Describe the number and targeting of units (income level/type of family served) assisted with federal, state, and local programs.
2. Provide an assessment of units expected to be lost from inventory for any reason, such as expiration of Section 8 contracts.
3. Does the availability of housing units meet the needs of the population?
4. Describe the need for specific types of housing.
5. Discussion:

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## MA-15 Cost of Housing

### Introduction:

### Cost of Housing

	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Median Home Value	0	160,100	0%
Median Contract Rent	0	622	0%

Table 30 – Cost of Housing

**Data** 2005-2009 ACS Data  
**Source:** 2000 Census (Base Year)  
2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	261,646	58.1%
\$500-999	164,637	36.5%
\$1,000-1,499	19,698	4.4%
\$1,500-1,999	2,993	0.7%
\$2,000 or more	1,565	0.4%
<b>Total</b>	<b>450,539</b>	<b>100.0%</b>

Table 31 - Rent Paid

**Data** 2005-2009 ACS Data  
**Source:**

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI		No Data
50% HAMFI		
80% HAMFI		
100% HAMFI	No Data	

Table 32 – Housing Affordability

**Data** 2005-2009 CHAS  
**Source:**



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### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	536	581	646	797	830
High HOME Rent	413	506	564	729	761
Low HOME Rent	413	459	551	637	711

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

1. Is there sufficient housing for households at all income levels?
2. How is affordability of housing likely to change considering changes to home values and/or rents?
3. How do HOME rents/Fair Market Rents compare to the Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?
4. Discussion:

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## MA-20 Condition of Housing – 91.310 (a)

### Introduction:

Describe the jurisdiction’s definition of “substandard condition” and “substandard but suitable for rehabilitation:”

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	298,806	25%	183,509	41%
With two selected Conditions	6,906	1%	10,220	2%
With three selected Conditions	708	0%	936	0%
With four selected Conditions	0	0%	116	0%
No selected Conditions	898,317	75%	255,758	57%
<b>Total</b>	<b>1,204,737</b>	<b>101%</b>	<b>450,539</b>	<b>100%</b>

Table 34 - Condition of Units

Data 2005-2009 ACS Data  
Source:

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	221,560	18%	62,639	14%
1980-1999	543,471	45%	177,781	39%
1950-1979	345,370	29%	159,102	35%
Before 1950	94,336	8%	51,017	11%
<b>Total</b>	<b>1,204,737</b>	<b>100%</b>	<b>450,539</b>	<b>99%</b>

Table 35 – Year Unit Built

Data 2005-2009 CHAS  
Source:

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	439,70	36%	210,11	47%

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Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
	6		9	
Housing Units build before 1980 with children present	91,693	8%	41,819	

Table 36 – Risk of Lead-Based Paint

**Data** 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)  
**Source:**

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 37 - Vacant Units

**Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing:**

**Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards. 91.205 (e), 91.405**

**Discussion:**

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## MA-25 Public and Assisted Housing

### Introduction:

This section is optional for States to complete and will not be addressed.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			5,624	35,777			1,052	2,700	2,682
# of accessible units			0						
# of FSS participants									
# of FSS completions									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition									

**Table 38 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Supply of Public Housing Development

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## MA-30 Homeless Facilities

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	707	33	1,150	739	20
Households with Only Adults	696	44	212	681	16
Chronically Homeless Households	0	0	0	352	82
Veterans	7	0	10	469	0
Unaccompanied Child(ren)	0	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

As of January 2012, Georgia contained approximately 4,668 emergency shelter beds (source [www.hudhre.info](http://www.hudhre.info)). Approximately 31% (1,432) of those beds are within the Balance of the State Continuum of Care (152 counties). However, approximately 50% of the emergency shelter beds within the Balance of State Continuum of Care are reserved

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specifically for victims of Domestic Violence. There were another 519 seasonal/winter beds of which 65 were in the Balance of State Continuum of Care.

As of January 2012, Georgia contained approximately 4,846 transitional housing (source [www.hudhre.info](http://www.hudhre.info)). Approximately 28% (1,362) of those beds are within the Balance of the State Continuum of Care (152 counties). However, approximately 38% of the transitional housing beds within the Balance of State Continuum of Care are reserved specifically for victims of Domestic Violence.

The Georgia Department of Human Services (DHS) has certified family violence shelters and programs throughout Georgia covering all 159 counties. Within Georgia, 1,477 emergency and transitional beds are reserved specifically for victims of domestic violence. According to the total number of domestic violence beds on the 2011 and 2012 HUD Continuum of Care Housing Inventories, approximately 83% of those beds are within the Balance of State Continuum of Care (152 counties). Core services funded by DHS include the following: 24-hour crisis line, shelter, support groups, children's program, legal advocacy, crisis intervention, comprehensive case management, community resources, and referrals.

Within the Balance of State CoC bed inventory, in January 2012, approximately 50% of all shelter beds and 83% of all transitional beds were in use by households with children. Many shelter and transitional programs have the ability to switch between types of household served based on need. However, around 20% of shelter and/or transitional programs are reserved for both individuals and families with children around the State.

Statewide, approximately 4,725 units of permanent supportive housing existed in January of 2012. Within the Balance of State specifically, there were 2,047 Permanent Supportive Housing Beds as of January 2012 and another 118 under development. Approximately 61% of these beds are reserved for individuals and 39% for families. These units are funded with a combination of Shelter Plus Care, Housing Choice Vouchers, HOME, and other funding sources. The Supportive Services are funded through various state and federal programs through a number of State agencies and local nonprofits.

In SFY2012, the Trust Fund awarded supportive service grants for 45 programs across Georgia to provide services to individuals and families who are homeless. The total amount of supportive service funding awarded was \$854,500. A total of 39,890 persons (an average of 1,447 per day) received supportive services through programs with HTF funding during SFY2011. In SFY2012, the Trust Fund also awarded supportive service grants for 33 programs across the state to specifically provide services for permanent supportive housing programs for individuals and families who are homeless and have a disability. The total amount of supportive service funding awarded for this was \$660,867. Georgia's supportive service facilities and/or programs specifically for

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persons who are homeless are principally located within larger cities and towns that are outside of the State's Consolidated Planning area.

One of the State's objectives is to create new permanent housing beds for persons who are chronically homeless. Within the Balance of State CoC specifically, there are currently 352 permanent supportive housing beds reserved for individuals who are chronically homeless. There are another 82 under development that are expected to be fully utilized in the next 18 months. Unfortunately, while the number of individuals who are chronically homeless within the Balance of State saw a slight reduction in the number of sheltered persons (based on the 2012 homeless count), the number of unsheltered persons who are chronically homeless is extremely high (1,196). And the overall number of 1,314 is much greater than the number of beds available. As a result, the State is working with local communities and homeless housing and service providers to focus ESG assistance for persons with higher needs who have not only barriers to stable housing, but also disabilities related to mental health and/or substance abuse. Currently, only a few programs within the State's Entitlement area specifically target this high need population, and many of the current programs don't accept clients with higher needs.

The Housing Inventory Chart (HIC) of each emergency shelter and transitional housing program within the Balance of State CoC can be found at [www.hudhre.info](http://www.hudhre.info). The chart below provides the inventory of homeless facility beds, by county. Eighty-two of Georgia's counties do not have any emergency shelter, transitional housing, permanent supportive housing or domestic violence shelters and, therefore, are not listed below. The bed counts are broken out by Georgia's Consolidated Planning jurisdiction (within the Balance of State Continuum of Care), HUD designated Consolidated Planning jurisdictions that are also a part of Balance of State CoC, and other Entitlement/CoC jurisdictions within Georgia. The State's ESG programs works with agencies within all jurisdictions listed.

<b>County Bed Counts within Georgia's Consolidated Planning Jurisdiction (Within the Balance of State Continuum of Care)</b>				
<b>GEORGIA COUNTY</b>	<b><i>Shelter Beds &amp;/or Vouchers for Victims of Domestic Violence</i></b>	<b><i>Emergency and Transitional Beds &amp;/or Vouchers (Excluding DV)</i></b>	<b><i>Permanent Supportive Housing</i></b>	<b><i>Total</i></b>
BALDWIN	0	11	42	53
BARROW	15	47	0	62
BARTOW	17	45	21	83

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BIBB (outside the City of Macon)	See City of Macon	See City of Macon	76	76
BULLOCH	47	0	51	98
CARROLL	24	36	29	91
CHATTOOGA	0	7	0	7
CHEROKEE	See Cherokee County below	See Cherokee County below	See Cherokee County below	See Cherokee County below
CLAYTON	See Clayton County below	See Clayton County below	See Clayton County below	See Clayton County below
COLQUITT	55	26	0	81
COLUMBIA	0	3	0	3
COWETA	21	0	0	21
CRISP	0	0	4	4
DOUGHERTY (outside the City of Albany)	See City of Albany	See City of Albany	See City of Albany	See City of Albany
DOUGLAS	46	62	166	274
EFFINGHAM	0	0	18	18
FAYETTE	27	14	0	41
FLOYD (outside the City of Rome)	See City of Rome	See City of Rome	See City of Rome	See City of Rome
FORSYTH	42	0	0	42
GLYNN (outside the City of Brunswick)	See City of Brunswick	See City of Brunswick	125	125
GORDON	0	22	0	22
GREENE	12	3	0	15
GWINNETT	See Gwinnett County below	See Gwinnett County below	See Gwinnett County below	See Gwinnett County below
HABERSHAM	51	7	10	68
HALL (outside the City of Gainesville)	See City of Gainesville	See City of Gainesville	25	25
HARRIS	0	0	11	11
HART	8	0	0	8
HENRY	See Henry County below	See Henry County below	See Henry County below	See Henry County below



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HOUSTON (outside the City of Warner Robins)	See City of Warner Robins	See City of Warner Robins	See City of Warner Robins	See City of Warner Robins
JACKSON	43	0	0	43
JEFFERSON	0	0	1	1
LAURENS	26	0	135	161
LIBERTY (outside the City of Hinesville)	See City of Hinesville	See City of Hinesville	See City of Hinesville	See City of Hinesville
LOWNDES (outside the City of Valdosta)	See City of Valdosta	5	80	85
LUMPKIN	15	4	0	19
MADISON	0	0	10	10
MCINTOSH	0	0	30	30
MORGAN	0	3	0	3
MURRAY	0	9	0	9
NEWTON	0	75	35	110
OCONEE	0	5	11	16
PAULDING	23	0	0	23
PICKENS	0	10	0	10
POLK	14	0	0	14
RABUN	12	0	0	12
ROCKDALE	20	0	4	24
SPALDING	0	33	79	112
STEPHENS	0	0	8	8
STEWART	0	0	6	6
SUMTER	0	0	37	37
TELFAIR	0	0	1	1
THOMAS	15	38	0	53
TIFT	12	47	4	63
TOOMBS	15	10	1	26

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TREUTLEN	0	0	1	1
TROUP	14	12	0	26
UNION	15	0	0	15
WALKER	15	0	0	15
WALTON	0	0	45	45
WARE	14	0	78	92
WAYNE	16	0	21	37
WHITE	0	0	8	8
WHITFIELD (outside the City of Dalton)	See City of Dalton	See City of Dalton	See City of Dalton	See City of Dalton
<b>Georgia Sub-Total</b>	<b>634</b>	<b>534</b>	<b>1,157</b>	<b>2,325</b>
<b>BED Count for Other Consolidated Planning Jurisdictions within Balance of State CoC</b>				
	<i>Shelter Beds &amp;/or Vouchers for Victims of Domestic Violence</i>	<i>Emergency and Transitional Beds &amp;/or Vouchers (Excluding DV)</i>	<i>Permanent Supportive Housing</i>	<i>Total</i>
ALBANY (130054)	21	88	42	151
BRUNSWICK (130444)	27	22	0	49
DALTON (130882)	55	25	31	116
GAINESVILLE (131314)	22	41	49	112
HINESVILLE (131566)	12	57	0	69
MACON (131968)	14	293	300	607
ROME (132814)	27	43	94	172
VALDOSTA (133354)	30	102	40	163
WARNER ROBINS (133432)	0	70	101	171
CHEROKEE COUNTY	178	0	42	220
CLAYTON COUNTY	55	144	68	267
GWINNETT COUNTY	105	229	123	465
HENRY COUNTY	48	5	0	53

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Consolidated Planning Jurisdiction (within Balance of State CoC) Sub-Total	594	1,119	890	2,603
Total Bed Count; Georgia Balance of State Continuum of Care	1,228	1,631	2,047	4,906
<b>BED Counts for Other Georgia Continua of Care Jurisdictions</b> (source: www.hudhre.info)				
	<i>Shelter Beds &amp;/or Vouchers* for Victims of Domestic Violence (*Estimates based on 2011 inventory data)</i>	<i>Emergency and Transitional Beds &amp;/or Vouchers (Excluding DV)</i>	<i>Permanent Supportive Housing</i>	<i>Total</i>
CHATHAM (Savannah)	48	535	580	1,163
CLARKE (Athens)	16	138	90	244
COBB (Marietta)	44	354	149	547
ATLANTA, FULTON, & DEKALB	102	4,618	1,523	6,243
MUSCOGEE (Columbus)	39	315	171	525
RICHMOND (Augusta)	0	531	165	696
<b>Total Bed Count; Other CoC Jurisdictions</b>	249	6,491	2,678	9,418

### 2012 Statewide Bed Inventory

Type of Housing	Number of Beds
Emergency and Transitional Housing Beds &/or Vouchers (excluding housing for victims of domestic violence)	8,122
Housing for Victims of Domestic Violence (Beds &/or Vouchers)	1,477
Permanent Supportive Housing	4,725
<b>Total</b>	<b>14,324</b>

## MA-35 Special Needs Facilities and Services

### Introduction:

#### HOPWA Assistance Baseline Table

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	137
PH in facilities	98
STRMU	158
ST or TH facilities	49
PH placement	41

**Table 40 – HOPWA Assistance Baseline**

**Data** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet  
**Source:**

**To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

Two initiatives formally move persons from institutional care to the community-based integrated settings:

First, the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) has received state funding for additional housing and community based supported services for persons who are leaving institutional settings including state psychiatric hospitals, psychiatric residential treatment facilities, and nursing home placements. This funding is to assist the state in providing 2000 units of rental housing to meet specific outcome measures in each of the state fiscal years through 2015 under the Department of Justice Settlement Agreement. DBHDD has met the outcome goal for the number of persons who are housed under this state funded rental assistance program. The June 30, 2013 outcome for the Settlement Agreement is 800 persons should be in permanent supported housing and that outcome has been met.

Second, the Georgia Department of Community Health has a grant from The Center for Medicaid and Medicare Services to transition persons in nursing homes to community based settings using various waiver programs for the supported services to meet the individual's needs. This Money Follows the Person (MFP) Demonstration Grant allows transitional costs for the individual to be supported under funding from the grant. The assistance runs for a full year, providing the individual start up funds to cover costs for community integrated housing options, including security deposits, first month's rent, environmental modifications, and other related technology and services to assist the person in being re-integrated to the community. The persons served by the MFP grant include those with physical disabilities, developmental disabilities, traumatic brain injury and seniors.

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The following services and facilities are available in Georgia's 127 county HOPWA jurisdiction to assist people living with HIV/AIDS, including those returning from an institutional setting. Other direct service providers that are not listed (such as medical establishments and other nonprofits) also deliver services to individuals with HIV/AIDS that are funded by various federal, state, local, and private funds.

- Action Ministries, Inc. offers short-term emergency assistance, case management, and supportive services to persons with HIV or AIDS in North Georgia.
- AIDS Athens, Inc. offers short-term emergency assistance, case management, transitional housing, permanent supportive housing, permanent housing placement, and supportive services to individuals with HIV or AIDS in Athens.
- Central City AIDS Network provides case management, education and outreach, advocacy, emergency assistance, transitional housing, and permanent supportive housing, permanent housing placement, and coordinated social and health services for families and individuals living with HIV or AIDS in Macon.
- Comprehensive AIDS Resource Encounter, Inc. provides short-term emergency assistance, case management, transitional housing, permanent supportive housing, permanent housing placement, and supportive services to individuals with HIV or AIDS in Jesup.
- Georgia Legal Services offers civil legal services to people living with AIDS in Atlanta, Augusta, Columbus, Gainesville, Macon, and Savannah.
- Homeless Resource Network, Inc. provides case management, short-term housing services, education and outreach, advocacy, and early intervention health care for persons with HIV or AIDS in metropolitan Columbus.
- Living Room, Inc. provides case management, housing services, and education and outreach in Metro Atlanta for people with HIV or AIDS, and they offer case management and TBRA for people with HIV or AIDS in Northwest Georgia.
- Phoenix Place provides permanent supportive housing for HIV and AIDS infected adults in Savannah.
- Lowndes County Board of Health (d/b/a South Health District) provides case management, supportive services, short-term emergency housing assistance, permanent housing placement, education and outreach, advocacy, and health care for persons with HIV or AIDS in Valdosta.

Other programs that work with the State through the Shelter Plus Care program and provide permanent supportive housing to persons with HIV/AIDS who are homeless are Jerusalem House in Atlanta, and AIDS Alliance of Northwest Georgia in Cartersville. Both of these programs fall under the City of Atlanta's HOPWA 28-county jurisdiction. Persons must meet HUD's definition of homelessness under the Shelter Plus Care regulations in order to utilize that program. For information on HOPWA programs and services in the Atlanta MSA, please see the City of Atlanta's Consolidated Plan at: <http://www.atlantaga.gov/modules/showdocument.aspx?documentid=821>. For information on HOPWA programs and services in the Augusta MSA, Augusta's Consolidated Plan can be found at: <http://www.augustaga.gov/index.aspx?NID=68>.

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### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

The Department of Behavioral Health and Developmental Disabilities and Department of Community Health efforts discussed above are two initiatives to formally move persons from institutional care to the community-based integrated settings.

### **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

- DCA will continue to administer the HOPWA Program in order to serve low-income persons living with HIV/AIDS.
- DCA committed to set aside 100 Housing Choice Vouchers in FY 2012 through the current HCV Program to the Department of Behavioral Health and Developmental Disabilities individuals who are currently on the state funded Georgia Housing Voucher Program, (GHVP). DCA will provide an additional 700 Housing Choice Vouchers each year through 2015 for a total of 2,200 total vouchers. DCA will transfer households from the GHVP to DCA's HCV Program to free up state funded DBHDD vouchers so new DBHDD individuals can receive state funded rental assistance accompanied by transitional and bridge funding for costs associated with moving to the community from institutional placement. The GHVP is designed to assist the hardest to house Settlement Agreement consumer in a Housing First Model. Once stabilized on the GHVP with an established rental history, the individual can be transferred to the HCV and maintain their current housing.
- Another initiative is the DCA HOME Tenant Based Rental Assistance Program, (TBRA). DCA has developed a new TBRA Program funded through DCA's HOME allocation designed specifically for individuals participating in the Money Follows the Persons Demonstration Grant. DCA anticipates program start up by the summer of 2013 and has committed \$1,000,000 in resource through the FY 2012 funding. The TBRA Program will operate statewide and will allow participants to select neighborhoods and communities of their choosing. This program will be primarily for persons who are leaving nursing home institutional care for community-based housing with waivers for the necessary and needed supported services and care.
- The State of Georgia was recently awarded the new HUD Section 811 Project Rental Assistance Demonstration Grant. This HUD Section 811 Project Rental Assistance Demonstration Program will enable the state to expand its efforts to transition individuals from institutional to integrated, community-based settings. It is a cooperative effort at the federal level: Housing and Urban Development and Health and Human Services; and at the Georgia State Level: Departments of Community Affairs, Community Health and Behavioral Health and Developmental Disabilities. The program will involve private sector and non-profit developers and organizations in the provision

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of 150 units of subsidized housing for the most vulnerable within the population, extremely low income persons with disabilities. This program is expected to be implemented during the summer of May 2013 and should be at full capacity in 24 months after the implementation date.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

N/A

**MA-40 Barriers to Affordable Housing – 91.310 (d)**

**Describe any negative effects of public policies on affordable housing and residential investment.**

Public policy related to the cost of housing and the incentives to develop, maintain, or improve affordable housing vary widely through the State and is typically affected by local policies over which the State has little control. Effective in 2013, the State has adopted Minimum Standards and Procedures for Local Comprehensive Planning. The purpose of the Minimum Standards and Procedures is to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state's economic prosperity.

Included in each Plan submitted by local governments is a Housing Element. This is required for Community Development Block Grant Entitlement Communities and optional but encouraged for all other local governments. Updates are submitted at local discretion. Factors are identified to evaluate the adequacy and suitability of existing housing stock to serve current and future community needs. A Community Work Program is developed and submitted that identifies activities for addressing any identified needs or opportunities. Among the factors to be considered include: housing types and mix, condition and occupancy, local cost of housing, cost-burdened households in the community, jobs-housing balance, housing needs of special populations, and availability of housing options across the life cycle.



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## MA-45 Non-Housing Community Development Assets – 91.315 (f)

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	44,441	12,193	2	1	-1
Arts, Entertainment, Accommodations	149,181	108,456	7	11	4
Construction	190,809	65,126	9	6	-3
Education and Health Care Services	410,107	210,614	20	21	1
Finance, Insurance, and Real Estate	114,602	58,748	5	6	0
Information	38,903	12,826	2	1	-1
Manufacturing	305,280	93,959	15	9	-5
Other Services	101,667	56,839	5	6	1
Professional, Scientific, Management Services	156,358	37,373	7	4	-4
Public Administration	120,295	91,431	6	9	3
Retail Trade	247,138	155,080	12	15	3
Transportation and Warehousing	139,500	36,328	7	4	-3
Wholesale Trade	72,949	79,124	3	8	4
Total	2,091,230	1,018,097	--	--	--

**Table 41 - Business Activity**

**Data Source:** 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

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## Labor Force

Total Population in the Civilian Labor Force	2,166,270
Civilian Employed Population 16 years and over	2,003,337
Unemployment Rate	7.52
Unemployment Rate for Ages 16-24	21.04
Unemployment Rate for Ages 25-65	4.21

**Table 42 - Labor Force**

Data 2005-2009 ACS Data  
Source:

## Occupations by Sector

Management, business and financial	591,045
Farming, fisheries and forestry occupations	22,722
Service	309,699
Sales and office	501,037
Construction, extraction, maintenance and repair	243,095
Production, transportation and material moving	335,739

**Table 43 – Occupations by Sector**

Data 2005-2009 ACS Data  
Source:

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	1,225,557	64%
30-59 Minutes	515,718	27%
60 or More Minutes	167,038	9%
<b>Total</b>	<b>1,908,313</b>	<b>100%</b>

**Table 44 - Travel Time**

Data 2005-2009 ACS Data  
Source:

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## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	206,851	25,981	185,730
High school graduate (includes equivalency)	574,611	38,658	227,738
Some college or Associate's degree	492,236	26,096	136,014
Bachelor's degree or higher	393,534	10,826	78,028

**Table 45 - Educational Attainment by Employment Status**

Data 2005-2009 ACS Data  
Source:

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	13,688	25,755	28,572	62,456	94,524
9th to 12th grade, no diploma	92,681	76,661	78,022	147,175	94,119
High school graduate, GED, or alternative	160,455	191,554	237,673	414,721	178,634
Some college, no degree	133,593	132,683	138,218	223,594	77,232
Associate's degree	15,951	43,913	49,779	75,474	17,145
Bachelor's degree	18,771	81,955	96,895	137,639	42,100
Graduate or professional degree	1,748	31,383	45,706	94,573	30,041

**Table 46 - Educational Attainment by Age**

Data 2005-2009 ACS Data  
Source:

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0

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<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Graduate or professional degree	0

**Table 47 – Median Earnings in the Past 12 Months**

Data 2005-2009 ACS Data  
Source:

**Based on the Business Activity table above, what are the major employment sectors within the state?**

**Describe the workforce and infrastructure needs of business in the state.**

**Describe any major changes that may have an economic impact, such as planned public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

**How do the skills and education of the current workforce correspond to employment opportunities in the state?**

**Describe current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.**

**Describe any other state efforts to support economic growth.**

**Discussion**

**MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated (include a definition of “concentrated”)?**

**Are there areas in the jurisdiction where racial and ethnic minorities or low-income families are concentrated (include a definition of “concentrated”)?**

**What are the characteristics of the market in these areas/neighborhoods?**

**Are there any community assets in these areas/neighborhoods?**

**Are there other strategic opportunities in any of these areas?**

**SP-05 Overview**

**Strategic Plan Overview**

## **SP-10 Geographic Priorities - 91.315(a)(i)**

### **Geographic Areas (CDFI, Local Target, and Strategy Areas)**

1. Area Name:

Area Type:

Identify the neighborhood boundaries for this target area.

Include specific housing and commercial characteristics of this target area.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Identify the needs in this target area.

What are the opportunities for improvement in this target area?

Are there barriers to improvement in this target area?

❖ Table 48 - Geographic Priority Areas

### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state.

Allocations for the CDBG, HOME, ESG, and HOPWA Programs are mostly made on a competitive basis through annual application processes. The only exception to this is for HOME-funded down payment assistance provided through the Georgia Dream Program on a first come, first served basis. Application workshops are advertised widely and are held for each of the competitive programs to provide applicants with the information they need in order to apply including copies of the applications, discussion as to what is being requested, minimum threshold issues if applicable, documentation needed, and program deadlines. In the CDBG Programs, applicants must either be located in HUD non-entitlement areas or be applying for funds to serve areas that are not HUD entitlement communities. For ESG and HOME, applicants may apply for funds for any area of the State with the exception of the HOME Community HOME Investment Program (CHIP), which is limited to non-Participating Jurisdictions.

The State does not anticipate any funding set-asides for specific geographic areas of Georgia for the ESG or HOPWA programs. The State does not use allocation priorities on a geographic system, nor does the state dedicate specific percentages or amounts of funding to particular targeted areas for ESG and HOPWA.

By formula, HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) that meet the minimum number of cumulative AIDS Cases.

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States and metropolitan areas coordinate use of HOPWA funds with their respective Consolidated Plans, a collaborative process, which establishes a unified vision for community development actions. In Georgia, HUD provides HOPWA formula funds to two (2) other government entities in addition to the State of Georgia. States and metropolitan areas coordinate use of HOPWA funds with their respective Consolidated Plans, a collaborative process, which establishes a unified vision for community development actions. HOPWA eligible metropolitan areas receive their HOPWA allocations directly from the Department of Housing and Urban Development and have specific guidelines and separate processes not included within the State's program. Subject to availability of funds, and on a second priority basis, programs operating within the Atlanta and Augusta EMSAs may be eligible to receive HOPWA funds from the State of Georgia.



**SP-25 Priority Needs – 91.215(a)(2)****Priority Needs**

<b>Priority Need Name</b>	<b>Priority Level</b>	<b>Population</b>	<b>Goals Addressing</b>
Affordable Rental Housing	High	Families and Elderly at 0-80% AMI, Persons with disabilities and/or addictions	Construction of Rental Units, Rehab of Rental Units, Tenant-based Rental Assistance
Affordable Homeownership Housing Preservation and Development	High	Families and elderly at 0-80% of AMI	Homeowner Housing Rehabilitated, Homeowner Housing Added, Down Payment Assistance

Table 49 – Priority Needs Summary

**Describe basis for relative priority:**

Affordable Rental Housing: According to Table 7 in NA-10, the Housing Needs Assessment section, there are a total of 297,360 renter households in Georgia with incomes of 80% or less of the Area Median Income. Of these, 103,530 households (34.8%) have 1 or more of the severe housing problems identified in the table (lacks kitchen facilities or complete plumbing, severe overcrowding, or severe cost burden). Of these households experiencing severe housing problems, 90% are paying more than 50% of their income for housing which is the definition of “severe cost burden.” The development of more affordable units and the provision of tenant-based rental assistance will help alleviate this problem.

Affordable Homeownership Housing Preservation and Development: For owner-occupied units, there are a total of 1,204,737 in Georgia according to the 2005-2009 CHAS data contained in Table 34 in section MA-20. Of this total, 306,420 homeowners (25.4%) are experiencing 1-3 severe housing problems. Table 7 in MA-10 indicates that there are 226,972 owner-occupied households that have housing cost burdens greater than 30% of their income. This fact, combined with the fact that 439,706 (37%) of the owner-occupied homes in Georgia were built before 1980, indicates a need for financial assistance to rehabilitate these homes as they age. With the continued tightening of

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credit standards and higher down payment requirements for moderate-income homebuyers to qualify for mortgages, assistance is also needed to allow many of these renters to transition to homeownership.

The ESG priorities listed below represent priorities determined by both DCA's ESG Entitlement jurisdiction and the Balance of State Continuum of Care. DCA works closely with local HUD Entitlements and CoC representatives and has met with them to review forthcoming priorities within their communities, as well as priorities for the Balance of State CoC. During the State's ESG competition, local entitlements will assist in scoring and award recommendations, and local priorities determined contribute to the scores of applications from agencies in each respective community. Local priority determinations were requested from DeKalb, Atlanta, Fulton, Augusta, Athens, Columbus, Savannah, and Gwinnett. In the event a jurisdiction does not determine priorities, DCA will use the State's priorities in the related jurisdiction.

Rank	Need Name	Priority Level	Action
1	Rapid Re-Housing	High	DCA will prioritize implementation of RRH as its principal intervention within GA, particularly where no Emergency Shelter structure exists. DCA will continue to increase implementation of RRH particularly for families, and those who cycle through the Emergency Shelter system repeatedly. DCA will target chronically homeless for Rapid Re-Housing by educating providers around working with this client group within the community.
2	Homelessness Prevention	Medium	Prevention of homelessness is funded by DCA at a lower level, as DCA prefers a Rapid Re-Housing approach. DCA will continue to research targeting the most vulnerable populations to ensure that these funds assist those who would become literally homeless.
3	Outreach	High	DCA will continue to implement outreach and assessment through the use of street outreach teams, working with rural providers to establish best practices around rural street outreach. Once the coordinated assessment systems are

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			devised and put into practice, this will complement outreach, particularly in rural areas.
4	Emergency Shelter and Transitional Housing	High	<p>DCA will continue to assist Emergency Shelter providers with education on an emphasis towards moving people into permanent housing. Providers will be encouraged to attach Rapid Re-Housing implementations to their emergency shelters in order to fast track those able to live within the community with lower support needs.</p> <p>DCA encourages transitional housing providers to prioritize the hardest to serve, particularly those with chronic special needs. Providers are encouraged to transition persons to Permanent Supportive Housing whenever possible.</p>

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## SP-30 Influence of Market Conditions

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Table 7 of NA-10 indicates there are a total of 200,515 renter households of people at 100% or less of AMI. Of this number, 84,975 (42.4%) report spending more than 50% of their income on housing costs and 60,799 of these severely cost burdened households (71.5%) have household incomes below 30% of median income. Most of Georgia's disabled population would fit into this income category. Because of the overwhelming need for housing subsidies for persons below 80% AMI and the limited availability of Housing Choice vouchers, the State will be undertaking a tenant-based rental assistance program to fill this gap. Participants must have at least one individual with a disability to receive assistance.
TBRA for Non-Homeless Special Needs	Finding community housing for those being de-institutionalized is a high priority for the State as is providing housing for individuals with disabilities. Both groups tend to be at the lowest income levels (0-30% AMI). Table 7 indicates that 65.6% of renters at this income level pay over 50% of their income for housing costs. The State has determined that the best way to address this problem is with tenant-based rental assistance.
New Unit Production	Generally, Georgia's housing vacancy rate would indicate there is not a great need for any new housing units. According to a 2012 ACS report, Georgia's homeownership vacancy rate was 2.7%. While better than the 3.6% rate in 2011, this rate is the 4 <sup>th</sup> highest in the nation. The rental vacancy rate is 9.9%. While these rates would indicate a very low need for new construction, there are times it may be justified, particularly for rental units. This would particularly apply to rural areas where there is not a sufficient supply of existing units. The construction of new homeownership units is a low priority.
Rehabilitation	Rehabilitation of both rental and homeownership units is a high priority. The 2012 vacancy rate in Georgia for rental units is 9.9%. Included in this figure are a number of blighted and abandoned developments. These will be a high priority to address. Table 7 shows that there are a total of 136,826 homeowner units in the State owned by persons with incomes at or below 50% AMI. Of this total, 76,921 households have severe cost burdens, many of them elderly. For this reason, homeowner rehabilitation will be a high priority for funding.
Acquisition, including	Acquisition and preservation will be a low priority with one exception. There are a number of vacant single-family homes that are either

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preservation	blighted or were not finished as a result of the housing crisis beginning in 2006. The acquisition, completion, and sale or rental of these properties will be a high priority throughout the State.
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Table 50 – Influence of Market Conditions

## **SP-35 Anticipated Resources**

### **Introduction**

Georgia will have a number of federal, state, local, and private resources available to address the priority needs and objectives identified in this Strategic Plan. Included in these are the following:

- CDBG
- HOME
- ESG
- HOPWA
- Housing Choice Vouchers
- Low-income Housing Tax Credits/Georgia Housing Tax Credit
- Competitive HUD Homeless funds
- Shelter Plus Care
- State Housing Trust Fund for the Homeless
- HomeSafe Georgia
- Section 811 Project Rental Assistance
- HUD Housing Counseling
- National Foreclosure Mitigation Counseling (NFMC)

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**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$32,772,618	\$750,000	\$13,000,000	\$46,522,618	\$134,090,472	Required match plus additional leverage will be used with the federal funds.
<b>HOME</b>	Public-federal	Acquisition Homebuyer Assistance Homeowner Rehab Multifamily rental new construction Multifamily Rental Rehab New construction for ownership TBRA	\$14,013,759	\$5,000,000	\$10,00,0000	\$29,013,759	\$76,055,036	Funds will be used in conjunction with other non-federal funds for leverage and to ensure that minimal HOME funds are invested in each project.

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<b>HOPWA</b>	<b>Public-federal</b>	Permanent housing in facilities Permanent housing placement STRMU Short term or transitional housing facilities Supportive services TBRA	\$1,934,522	\$0	\$0	\$3,874,522	\$15,498,088	Funds will be leveraged as much as possible with other sources and subrecipients will be required to show sources of matching funds.
<b>ESG</b>	<b>Public-federal</b>	Conversion and rehab for transitional housing Financial assistance Overnight Shelter Rapid re-housing (Rental Assistance) Rental Assistance Services Transitional Housing	\$3,874,522	\$0	\$0	\$3,874,522	\$15,498,088	Required match plus additional leverage will be used with the federal funds.

Table 51 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

For all programs that have competitive funding rounds, points are granted to local applicants based upon the leveraging they show using non-federal funds as a way to encourage this. This would include the Low-income Housing Tax Credit, CDBG, and CHIP Programs. This also includes the ESG Program where non-federal resources are required as part of the match requirements for the program. In addition to the ESG match generated by private or local funds, the State allocates general revenue to the Housing Trust Fund which is combined with the federal resources in being allocated to program recipients and provides additional ESG match needed for the program. For the HOME Program, match is provided from two non-federal resources. State tax credits provided



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from general funds are awarded on a one for one basis to go along with the federal tax credits for all projects that also receive HOME funds and are used as equity generational tools by the developer recipients. In addition, the State also provides down payment assistance to HOME-eligible homebuyers with the use of State general revenues .

**If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan.**

No State-owned property will be used to address the needs identified in the plan. It is possible that locally owned property may be used for projects seeking funding through the competitive application processes for CDBG and HOME. That is not a requirement, however, and that would be a local determination that DCA would have no way of knowing if that was the case at this time.

**Discussion:**

**SP-40 Institutional Delivery Structure – 91.315 (k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

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<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
GA Housing & Finance Authority	Government Agency	Lead Agency	State
GA Dept. of Behavioral Health & Developmental Disabilities	Government Agency	Affordable Housing-Rental & Homelessness	State
GA Dept. of Community Health	Government Agency	Affordable Housing-Rental	State
CHIP Grantees	Subrecipient/State Recipient	Affordable Housing-Ownership	Jurisdiction
Private Developers	Developer	Affordable Housing-Rental	Neighborhood
Non-profit Developers	Community Housing Development Organizations	Affordable Housing-Ownership/Rental	Neighborhood
Community Service Boards	Government	Affordable Housing-Rental & Homelessness	Jurisdiction
State Housing Trust Fund for the Homeless	Government Entity	Homelessness	State
ESG Entitlement Jurisdictions	Government Agency(ies)	Homelessness	Jurisdiction (Clayton, Cobb, Gwinnett, Athens-Clarke, Columbus, Fulton, DeKalb, Atlanta, Savannah)
U.S. Dept. of Veterans Affairs	Government Agency	Homelessness	State
Private Nonprofit Organizations	Nonprofit Organization(s)	Homelessness; Affordable Housing Ownership	State
Continuum of Care	Government Entity	Homelessness	Columbus, Savannah, Augusta, Cobb County, Atlanta, DeKalb County, Fulton County

**Table 52 - Institutional Delivery Structure**

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### Assess of Strengths and Gaps in the Institutional Delivery System

With HUD's increased expectations of CHDOs and their ability to own, sponsor, or develop affordable housing, the State is re-assessing how it works with CHDOs as it enters this 5-year planning period. In the past, many organizations sought CHDO status without having specific projects in mind or having the capacity to undertake large-scale projects. The State's primary focus for funding CHDOs in the past was for them to undertake large rental projects using HOME resources in conjunction with Low-income Housing Tax Credits or with State Housing Trust Fund money if the project was to be permanent supportive housing. Many agencies struggled to keep projects viable not only through the construction process, but also through the compliance period. During the period covered by this Plan, the State will be working to also consider projects for CHDOs to undertake of a more modest scale that will make it easier for those smaller organizations to successfully complete developments.

The lack of a number of high quality, capable CHDOs is the primary gap in the State's delivery system. A number of very qualified multi-family development organizations exist with good track records that have undertaken projects throughout the State, but most of these do not meet CHDO qualifications. Within CHIP, there are also a number of experienced subrecipients that have excellent track records of completing both home buyer assistance and homeowner rehabilitation projects. There are also a number of organizations that have participated in the development of permanent supportive housing units. An ongoing issue regarding these types of developments is being able to provide the necessary services to the residents that are needed to allow them to live independently and succeed.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	Yes	Yes	Yes
Legal Assistance	Yes	Yes	Yes
Mortgage Assistance	Yes	No	Yes
Rental Assistance	Yes	Yes	Yes
Utilities Assistance	Yes	Yes	Yes

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Street Outreach Services			
Law Enforcement	Yes	No	No
Mobile Clinics	Yes	Yes	Yes
Other Street Outreach Services	Yes	Yes	Yes
Supportive Services			
Alcohol & Drug Abuse	Yes	Yes	Yes
Child Care	Yes	Yes	Yes
Education	Yes	Yes	Yes
Employment and Employment Training	Yes	Yes	
Healthcare	Yes	Yes	Yes
HIV/AIDS	Yes	Yes	Yes
Life Skills	Yes	Yes	Yes
Mental Health Counseling	Yes	Yes	Yes
Transportation	Yes	Yes	Yes
Other			
Other			

Table 53 - Homeless Prevention Services Summary

**Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction.**

DCA is the state's lead agency for the state's allocation of federal ESG and HOPWA funds received by the Georgia Housing and Finance Authority and administers all programs funded by the State Housing Trust Fund for the Homeless (HTF) Commission. The Commission is responsible for making financial assistance available to organizations that assist low-income and homeless persons. The Commission provides resources, supports opportunities that reduce homelessness and targets homeless persons with higher needs, and forms partnerships with organizations committed to ending homelessness in Georgia. DCA is the lead agency that authors the Balance of State Continuum of Care Plan, serves as the lead agency for HMIS, and conducts the homeless count every other year.

Descriptions of the programs currently administered by DCA may be found in the Annual Action Plan section of this document.

As a result of the Commission's work, over 200 organizations provide emergency shelter, transitional housing, rapid re-housing, permanent supportive housing, street outreach, homeless prevention, hotel/motel vouchers (in the absence of appropriate

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shelter), and supportive services such as case management, aftercare case management, employment assistance and job training, transportation, child care, life skills training, and SSI/SSDI Outreach And Recovery (SOAR) benefit services, to persons who are homeless or have special needs. DCA works with nonprofit and faith-based organizations within the State's consolidated planning jurisdiction, the Balance of State CoC jurisdiction which includes other consolidated planning jurisdictions, and other CoC and consolidated planning jurisdictions entirely.

The Georgia State Department of Behavioral Health and Developmental Disabilities (DBHDD) is the state agency responsible for service provision, program oversight, and policy development of all behavioral health, substance abuse, and developmental/intellectual disability services. DBHDD coordinates its services through regional offices, each of which has its own office and planning board, and DBHDD oversees seven hospital facilities around Georgia. Community based services or programs available include:

- Projects for Assistance in Transition from Homelessness (PATH): provides funding to public agencies and private nonprofit organizations to implement eligible services for the mentally ill homeless.
- SSI/SSDI Homeless Outreach Access and Recovery (SOAR) initiative: works closely with the Department of Labor and Disability Adjudication staff to expedite the social security application process for disabled individuals who are homeless.

In response to the U.S. Department of Justice Settlement Agreement, DCA initiated several efforts to promote the goal of community integration for persons with disabilities. DCA engaged the services of the Technical Assistance Collaborative, Inc. to assist DCA in formulating a Strategic Housing Plan for individuals with disabilities that focused solely on improving integrated housing options for persons with severe and persistent mental illness covered by the U.S. Department of Justice Settlement Agreement and persons who are covered under the Georgia Department of Community Health (DCH) Money Follows the Person Demonstration Grant.

Through this strategic planning effort and working with the DBHDD, DCH, and the Department of Human Services, Division of Aging Services, Georgia will be able to create community integrated housing opportunities for 2,700 households included in these targeted populations. This effort also established a regular Steering Committee for state agency leaders to collaborate on plan implementation, removing impediments and discussions regarding new partnerships to contribute to this initiative.

Through Community Service Boards, DBHDD provides community based public disability services for disabilities related to mental health, developmental disabilities, and addictive diseases. DCA has an extensive partnership with over 16 Community Service

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Boards around Georgia in the administration of over 33 Shelter Plus Care project grants that have 944 units under contract (868 units in production) within the state's consolidated planning jurisdiction alone.

In an effort to end homelessness for veterans, DCA's Rental Assistance Division works with HUD and the U.S. Department of Veterans Affairs (VA) to administer 415 VASH vouchers in Georgia. The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program is a combination of Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services provided by the VA. DCA facilitated the meeting with providers in order to help coordinate with the VA's regional and local coordinators and local HUD HCV representatives in order to streamline the enrollment of Veterans in VASH or other appropriate Veterans programs. In addition, the State Interagency Homeless Coordination Council, led by DCA, includes participation from both the State and the Federal Departments of Veterans Affairs, and DCA sits on the HUD-led regional Veterans subcommittee to end homelessness.

Homeless prevention programs and services exist throughout Georgia to offer counseling and advocacy, legal assistance, mortgage assistance, rental assistance, and/or utilities assistance for citizens in danger of becoming homeless. Programs with those services are available in Georgia for all eligible persons who are at-risk of becoming homeless are as follows:

- Georgia Legal Services offer legal assistance and advocacy in cases of eviction, foreclosure, etc. around the State within their 11 regional offices (<http://www.glsp.org/regional-offices/>),
- Housing counseling agencies throughout Georgia, that partner with DCA, provide housing counseling for the prevention of foreclosure (<http://www.dca.state.ga.us/housing/homeownership/programs/downloads/hbed.pdf>),
- HomeSafe Georgia offers temporary mortgage assistance for eligible households through the HomeSafe Georgia program (<http://www.dca.ga.gov/housing/homeownership/programs/hardesthitfund.asp>). A list of HUD approved housing counseling agencies in Georgia can be found at: <http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm?webListAction=search&searchstate=GA>,
- Georgia's Community Action Agencies administer utility assistance programs throughout the state (<http://www.georgiacaa.org/ps.htm>).

Homeless prevention services and programs that target both persons experiencing homelessness and people with HIV/AIDS are also available in Georgia. There are currently 8 State ESG funded prevention programs that target persons who are

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homeless in Georgia. For information on the availability of homeless prevention programs by county, please go to: <http://www.georgiaplanning.com/shelters/>. For people with HIV/AIDS, HOPWA project sponsors administer Short-term Rent, Mortgage, and Utility assistance programs for persons in 93 of Georgia's 127-county jurisdiction.

Street outreach services targeted for people who are homeless and for people with HIV/AIDS vary around the state. Many outreach programs exist for persons who are homeless, however, the majority of ESG funded street outreach programs specifically targeted to persons who are homeless are in the more urban areas of Georgia. In order to address this issue, DCA focused ESG Outreach Programs in an effort to target homeless persons who are unsheltered and living on the street, prioritized applicants that focused on Permanent Housing (PH) as their principal intervention, and created a harm reduction PH program to assist with supporting persons who are chronically homeless. DCA is also funding a Street Outreach program specifically to reach out to homeless youth. Covenant House Georgia is a Shelter Plus Care sponsor with a program capacity of 18 units, and while the agency is located in the metro area, they provide assistance with shelter, food, clothing, residential and non-residential services and counseling for runaway youth from across the state.

Community based street outreach programs include DBHDD's PATH Teams that specifically target persons who are chronically homeless and have a mental illness in Atlanta, Columbus, Augusta, and Savannah. DBHDD also sponsors a toll-free Georgia Crisis and Access Line (1-800-715-4225) as well as Mobile Crisis Services that can also be reached through the toll-free number.

For medical needs, the Georgia Department of Community Health provides primary healthcare services for homeless persons in Atlanta and Savannah through the Health Care for the Homeless Program (HCHP). Additionally, Federally Qualified Health Centers (FQHC or a/k/a community health centers) are often the primary provider of comprehensive medical care for underserved populations in Georgia, and in addition to medical care, they provide behavioral health and substance abuse treatment for persons who are homeless ([http://findahealthcenter.hrsa.gov/Search\\_HCC.aspx](http://findahealthcenter.hrsa.gov/Search_HCC.aspx)). Mobile clinics for persons with HIV/AIDS are available through health departments around the state, and primarily serve for testing and education around prevention.

Services targeted specifically to persons living with HIV/AIDS are located throughout the State. The HIV Unit within the Georgia Department of Public Health works to provide federally funded programs targeted to persons living with HIV/AIDS that include the HIV Prevention Program (in all 18 health districts) and the HIV Care (Ryan White Part B) Program (to 16 health districts and several agencies). In addition to prevention services, testing, and reporting, these programs both provide essential medical and supportive services for persons with HIV diseases or AIDS and manage the Georgia AIDS Drug Assistance Program (ADAP) and Health Insurance Continuation Program (HICP). For a



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list of the Department of Public Health's statewide HIV care and service providers (31 locations), please go to: <http://www.health.state.ga.us/programs/stdhiv/providers.asp>.

Treatment and supportive services to persons with mental illnesses and addictive diseases, and support to people with mental retardation and related developmental disabilities, is provided by the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) throughout the State. These services are provided throughout the state through contracts with 25 community service boards, boards of health and various providers, and through state-operated regional hospitals. These programs most often serve persons who are uninsured or on Medicaid, who have few resources for treatment otherwise. Community service boards (CSB) around the state are available for all Georgians with low income, however there are approximately 33 CSBs that specifically target persons who are homeless with a disability related to an addictive disease or mental illness through the administration of the Shelter Plus Care program. For a list of DBHDD's Regional Offices, please go to: <http://dbhdd.georgia.gov/regions>.

Through the Georgia's HOPWA Program, the State's eight HOPWA funded project sponsors are able to provide supportive services to persons living with HIV/AIDS from 108 of the State's 127-county HOPWA entitlement area. This represents an increase of 25 counties in the last two years. HOPWA project sponsors provide, or link clients to, services in the areas of alcohol and drug abuse, child care, education (for HIV/AIDS prevention), employment and training, healthcare, life skills, and transportation.

Many supportive service programs exist for persons who are homeless, however stand-alone service programs specifically targeted to persons who are homeless are principally based in the more urban areas of Georgia. DCA made awards to 21 service programs with State ESG funds in FFY2012. Six of those were employment training programs for persons who are homeless in Athens, Atlanta, Decatur Savannah, Marietta, and Macon, two other employment programs in Macon and in the seven rural counties surrounding Macon are funded through the Balance of State CoC. Eight day centers located in Athens, Atlanta, Columbus, Macon, Tifton, and Valdosta received awards, and programs offering case management, ID assistance, mainstream resources assistance, healthcare, employment referrals, assessment, and transportation received funding in Atlanta, Augusta, Marietta, Columbus, Macon, and Savannah.

Support services (outside of mainstream services) are provided for persons who are homeless within Georgia's 150 ESG funded emergency shelter, transitional housing, and rapid re-housing programs. Within those programs, 38 are located within the State's consolidated planning area and the BoS CoC, 32 are within other consolidated planning areas within the BoS CoC, and 80 are located within other planning jurisdictions entirely. Services provided by DCA's ESG homeless housing and service providers for individuals and families who are homeless include case management, alcohol and drug abuse

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services, child care, employment training, life skills, mental health counseling, childcare, and transportation.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.**

The service delivery system for special needs populations and persons experiencing homelessness, including, but not limited to, the services listed above, is both diverse and strong in Georgia. While the previous section highlights many of these strengths, the following section briefly summarizes some of these strengths.

- The General Assembly has committed to addressing the problem of homelessness in Georgia through the creation of the State Housing Trust Fund for the Homeless.
- The consolidation of the state's housing programs under one agency, DCA, has enabled the state to better coordinate the implementation of programs targeted to persons with special needs and/or persons experiencing homelessness, and has enhanced the resources available to address these needs.
- DCA has formed strong partnerships with other State agencies, local governments, and various nonprofit organizations to assist in not only addressing the issue of homelessness in Georgia, but in working to reduce the number of persons who are experiencing homelessness and prioritizing both persons who are chronically homeless and veterans.

While many strengths exist in Georgia's system for delivering services to special needs populations and persons experiencing homelessness, gaps in this structure exist which hinders fully addressing this need. These gaps are summarized below.

- State budget cutbacks have resulted in the decline of financial resources available for HOME match and State Housing Trust Funds for the Homeless (HTF) allocations.
- A dedicated revenue source for the HTF does not exist and such a tool would guarantee the viability of the actions undertaken by the fund.
- Local governments and nonprofit organizations often lack the capacity to administer housing programs, and many homeless service providers are hesitant to both serve clients with higher needs and move program strategies to a housing first model.
- Many of the more rural areas of Georgia lack nonprofit providers needed to insure adequate coverage of the state.
- Program providers frequently have different funding cycles and/or program timelines that increase the difficulty in accessing the resources of various programs simultaneously.

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- Local governments may be unwilling or unfamiliar with the need to address affordable housing, homelessness, and special needs issues.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

- In tandem with the Balance of State Continuum of Care, DCA is currently incorporating elements of the Federal Strategic Plan through the use of state funds to support projects that implement programs serving persons who are chronically homeless.
- DCA is currently expanding its harm reduction program for statewide implementation to ensure persons who are chronically homeless have the widest range of interventions available to them.
- DCA continues to work with providers to build on the successful implementation of the Homeless Prevention and Rapid Re-Housing Program for households with children throughout the state. In addition, all DCA funded agencies are required to set goals targeted toward ending homelessness as quickly as possible and connecting families with mainstream services. DCA will continue to provide focused training and technical assistance to shelter and housing providers on the rapid re-housing model.
- Through the State Interagency Council on Homelessness, DCA works to decrease the number of homeless families statewide through state agency partnerships and policy change.
- Through the restructuring of the Continuum of Care governance, DCA will work to enhance the institutional structure and engage more stakeholders to the table in order to end homelessness for families, unaccompanied youth, veterans, and chronically homeless throughout Georgia.
- DCA will continue to strengthen connections with regional providers, such as Community Action Agencies, with the goal of all counties within the Balance of State CoC having access to prevention and rapid re-housing resources.
- Through the implementation of a Coordinated Assessment System, DCA will be able to build on each agency's efforts in the determination of Barriers to Housing Stability for participants at program entry. This data will be used to identify systemic barriers that can be addressed through the Interagency Homeless Coordination Council.
- DCA will also further data analysis begun in tracking the length of stay and in reoccurrence studies in order to assess systematic and programmatic barriers to families moving out of homelessness and link performance to funding and the rating of projects (where appropriate).



**SP-45 Goals Summary**

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## Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Construction of Rental Units	2013	2017	Affordable Housing	Statewide	Affordable Rental Housing	\$12,000,000 (HOME)	Rental Units Constructed
Rehab of Rental Units	2013	2017	Affordable Housing	Statewide	Affordable Rental Housing	\$4,500,000 (HOME)	Rental Units Rehabilitated
Homeowner Housing Rehabilitated	2013	2017	Affordable Housing	Statewide	Affordable Homeownership Housing Preservation and Development	\$2,000,000 (CDBG) \$12,500,000 (HOME)	Homeowner Housing Rehabilitated
Homeowner Housing Added	2013	2017	Affordable Housing	Statewide	Affordable Homeownership Housing Preservation and Development	\$16,500,000 (HOME)	Homeowner Housing Added
Down Payment Assistance	2013	2017	Affordable Housing	Statewide	Affordable Homeownership Housing Preservation and Development	\$15,000,000 (HOME)	Direct Financial Assistance to Homebuyers
Tenant-based Rental Assistance	2013	2017	Affordable Housing	Statewide	Affordable Homeownership Housing Preservation and Development	\$2,500,000 (HOME)	Tenant-based Rental Assistance/Rapid Re-housing
Buildings (CDBG)	2013	2017	Public Facilities	Statewide	Suitable Living Environment	CDBG: Up to amount available for the Annual Competition	People assisted
Infrastructure (CDBG)	2013	2017	Public Improvements	Statewide	Suitable Living Environment	CDBG: Up to amount available for the Annual Competition	People assisted

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Immediate Threat and Danger (CDBG)	2013	2017	Immediate Threat	Statewide	Suitable Living Environments	CDBG: Up to \$500,000	People assisted
Economic Development (CDBG)	2013	2017	Economic Development	Statewide	Creating Economic Opportunities	CDBG: Up to \$10,000,000	Jobs created or retained

Table 54 – Goals Summary

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Extremely Low-income Households Expected to be Assisted: 710 (CDBG-12, HOME-694)

Low-income Households Expected to be Assisted: 1,893 (CDBG-11, HOME-1,879)

Moderate-income Households Expected to be Assisted: 2,169 (CDBG-7, HOME-2,159)

As described in other sections, funding decisions for most of these programs are based on applications sent to DCA. Applications are reviewed and chosen based upon the strongest to fund. The application review cycle for the period of this report has not yet started so estimates are based upon historical data.

CDBG Buildings people helped estimate: 5,000/year 25,000 5 year

Extremely low: 5,000

Low: 5,000

Moderate: 12,000

Non LM: 3,000

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CDBG Infrastructure people helped estimate: 9,000/year 36,000 5 year

Extremely low: 9,000

Low: 9,000

Moderate: 21,600

Non LM: 5,400

Immediate Threat and Danger people helped estimate: 5,000 one year, 25,000 5 year

Extremely low: 5000

Low: 5,000

Moderate: 12,000

Non LM: 3,000

EIP created jobs: 3,750 (750 \* 5 years)

Extremely Low: 0

Low: 250

Moderate: 3,000

Non LM: 500

EIP retained jobs: 250

Extremely Low:

Low: 25

Moderate: 125

Non LM: 100



**SP-50 Public Housing Accessibility and Involvement 91.215(c)**

**Need to Increase the Number of Accessible Units (if required by a Section 504 Voluntary Compliance Agreement)**

N/A

**Activities to Increase Resident Involvement**

N/A

**Is the public housing agency designated as troubled under 24 CFR part 902?**

The State of Georgia does not own, manage, or operate any public housing units.

**Plan to remove the ‘troubled’ designation**

The State reviews 5-year and Annual Plans of PHAs for consistency with the State’s Consolidated Plan if the PHA’s service area is not entirely contained within a locality that must provide its own Consolidated Plan. The State monitors the status of “troubled” public housing agencies within the State through contact with HUD staff. If any “troubled” PHAs request the assistance of the State, staff would be prepared to offer technical assistance to help them address their deficiencies.

## **SP-55 Barriers to Affordable Housing – 91.315(h)**

### **Barriers to Affordable Housing**

Public policy related to the cost of housing and the incentives to develop, maintain, or improve affordable housing vary widely through the State and is typically affected by local policies over which the State has little control. Effective in 2013, the State has adopted Minimum Standards and Procedures for Local Comprehensive Planning. The purpose of the Minimum Standards and Procedures is to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state's economic prosperity.

Included in each Plan submitted by local governments is a Housing Element. This is required for Community Development Block Grant Entitlement Communities and optional, but encouraged, for all other local governments. Updates are submitted at local discretion. Factors are identified to evaluate the adequacy and suitability of existing housing stock to serve current and future community needs. A Community Work Program is developed and submitted that identifies activities for addressing any identified needs or opportunities. Among the factors to be considered include: housing types and mix, condition and occupancy, local cost of housing, cost-burdened households in the community, jobs-housing balance, housing needs of special populations, and availability of housing options across the life cycle.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The Minimum Standards and Procedures for Local Comprehensive Planning encourage local governments throughout the State to examine all of their policies, including those related to housing, to see if they result in any negative effects. For those communities throughout the State that want additional housing information and technical assistance to possibly mitigate any existing barriers or identify affordable housing incentives, the Georgia Initiative for Community Housing (GICH) was created. GICH offers communities a three-year program of collaboration and technical assistance. The objective of the Initiative is to help communities create and launch a locally based plan to meet their housing and neighborhood revitalization needs as well as to allow them to look at potential barriers to affordable housing that may exist in their communities. The program represents a collaboration of partners: the Georgia Department of Community Affairs (DCA), the Georgia Municipal Association (GMA), the University of Georgia (UGA) Housing and Demographics Research Center, and the UGA Office of the Vice President for Public Service and Outreach. The Georgia Power Company is GICH's Founding Sponsor. Additional in-kind support is provided by Georgia EMC, the UGA Archway Partnership, and the UGA Carl Vinson Institute of Government.

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During the three-year program of technical assistance and cross-community sharing, participating community housing teams:

- Attend two retreats a year with other participating communities
- Identify issues and needs, available resources, and potential obstacles
- Develop new ideas about meeting local housing needs and enhancing community development
- Learn about best practices and available resources and funding for housing and community development
- Produce a community housing plan with objectives and goals
- Begin implementation of the action plan

**SP-60 Homelessness Strategy – 91.315(d)**

**Describe how the jurisdiction's strategic plan goals contribute to:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

- Expand DCA's harm reduction program for statewide implementation to ensure persons who are chronically homeless have the widest range of interventions available to them;
- Continue to provide technical assistance in assisting street outreach programs establish policy and procedure as outreach programs begin work. DCA acts as a facilitator when street outreach teams, including PATH teams find impediments to getting homeless people the services or resources they need such as Permanent Supportive Housing;
- Target Street Outreach to be strongly focused on street based Engagement and Case Management that should lead to one goal, supporting homeless households in achieving some form of permanent, sustainable housing. To this end, DCA will prioritize funding towards Street Outreach teams that collaborate with Rapid Re-Housing programs to provide one seamless service.

**Addressing the emergency shelter and transitional housing needs of homeless persons.**

- Provide housing necessary for Georgia's homeless to break the cycle of homelessness to provide housing to an estimated 29,700 homeless individuals (transitional and shelter) through implementation of Georgia's ESG Program;
- Provide decent affordable housing to an estimated 2,500 persons who would otherwise be living on the street or in shelters/transitional housing programs through implementation of the Rapid Re-Housing Program funded through Georgia's ESG Program;
- Continue to work with providers to increase the accessibility to the Rapid Re-Housing program for households with children throughout the State; and
- Through the administration of the Balance of State (152 County) Continuum of Care Plan, DCA will continue to monitor the housing stability of CoC funded transitional housing providers and provide technical assistance to agencies that fall below 70% housing stability (clients leaving transitional housing that move to a permanent destination).

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and**

**preventing individuals and families who were recently homeless from becoming homeless again.**

- Continue to educate DCA Grantees in the housing first model and encourage them to prioritize Rapid Re-Housing funds towards ending homelessness;
- Provide technical assistance in the implementation of Outreach and Rapid Re-Housing grants towards increasing the number of homeless households served;
- Target Prevention dollars to communities that are able to demonstrate most need;
- Through the use of HMIS data, continue to monitor the length of time households are homeless, and then establish targets for agencies to assist households into permanent housing;
- Continue DCA's research into recidivism, and establish further research to assist agencies at a program level towards reducing the level of recidivism;
- Continue DCA's long term goal of increasing the number of Permanent Supportive housing units by 5% each year.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from publicly funded institutions or systems of care (such as health care facilities, foster care and other youth facilities, and correction programs and institutions); or who are receiving assistance from public or private agencies that address housing, health, social services, employment, education or youth needs.**

Currently all grantees of State ESG funds are required to follow the HUD eligibility guidelines regarding individuals and families being discharged from institutions to receive homeless services. Through the work with the Georgia Interagency Homeless Coordination Council and collaboration with particular agencies, the Council has worked on several initiatives to minimize the discharge of individuals from institutions into homelessness. The council includes representation from the Department of Corrections, State Board of Pardons and Parole, Department of Behavioral Health and Developmental Disabilities, and the Department of Community Health. In addition, DCA collaborates with both the Department of Corrections and the Department of Behavioral Health and Developmental Disabilities on two projects designed to transition individuals into the community from institutions.

**SP-65 Lead-based Paint Hazards – 91.215(i)**

**Actions to address LBP hazards and increase access to housing without LBP hazards:**

Any homes built prior to 1978 are considered to be at risk of containing some amount of lead-based paint and lead-based paint hazards. The State is committed to ensure that recipients of HOME, CDBG, and ESG funds administer programs that adequately limit the risks associated with lead-based paints. If funded, applicants receive additional information on dealing with lead based paint hazards and ongoing technical assistance throughout the project to reduce or eliminate the risk associated with lead-based paint hazards. Both the CDBG and HOME programs allow funds to be used to assist with the cost of lead-based paint removal activities, depending upon the type of activity being funded.

The State requires testing for the presence of lead-based paint in all housing proposed for rehabilitation that is built prior to 1978. Contractors working on these homes must be lead-certified and follow safe work practices in working on any of the affected areas to protect their workers. The State Department of Natural Resources provides education, training, and certification to contractors in the treatment of lead-based paint. The State provides to the owners and occupants a lead pamphlet, Protect Your Family from Lead in Your Home, before starting renovation work and maintains documentation that it was received by the residents. For work in common areas of multi-family housing, the State distributes renovation notices to tenants. The State retains all the records for three years after renovation is completed.

**How are the actions listed above integrated into housing policies and procedures?**

Program policies and procedures regarding single- or multi-family housing rehabilitation all incorporate the HUD-mandated requirements for notification. Subrecipients of CDBG and HOME funds must incorporate these procedures into their local policies. As work write-ups are prepared and submitted for approval, the presence and proposed treatment of lead-based paint is reviewed thoroughly as part of the environmental review prior to approving the work and issuing a notice to proceed. For multi-family properties, this subject is covered thoroughly at the pre-construction conference.

The Department of Human Services administers other lead poisoning prevention programs, including a statewide lead poisoning surveillance system that incorporates electronic reporting of all blood lead levels, health education awareness programs, and has also implemented the revised Case Management and Follow up Guidelines treatment manual.

## **SP-70 Anti-Poverty Strategy – 91.315(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families:**

According to U.S. Census data, Georgia had a total of 1,688,932 residents living below the poverty line in 2010. This constituted 17.9% of the state's population. This number grew to 1,827,743 in 2011. This figure represented 19.1% of all Georgia residents. Although the nation's economy is slowly recovering from the recent recession, these figures indicate that help for those at the bottom of the economic scale is difficult to provide. Based upon the 2011 Census statistics, Georgia is tied for fifth of all 50 states in the percentage of its citizens living in poverty.

In January, 2013, Georgia's unemployment rate was 8.7% and only 8 states had a higher rate. While this was still high, the numbers are trending downward. The rate for Georgia in 2011 was 9.9%. The unemployment rate in January 2010 was 10.4% which represents an all-time high for the state. Job creation and retention combined with job training opportunities are considered to be the best way to fight poverty and to provide Georgians throughout the state the ability to live self sufficiently. Following are several initiatives the State is undertaking in this area.

- The Technical College System of Georgia (formerly Georgia Department of Technical and Adult Education - DTAE) offers easy access to a number of programs including technical education, customized business and industry training, and adult education classes. DTAE works with local business and education partners to bring a unified system of educational programs that provide a broad range of career opportunities.
- The University of Georgia's Fanning Institute and Georgia Municipal Association host the annual Professional Development Day program that gives certification-training credits for participating in career-related training after passing a written examination.
- The Georgia Appalachian Center for Higher Education (GACHE) Advisory Board awards competitive grants to high schools located in Georgia's Appalachian Regional Commission-designated counties. The grants will provide schools with resources to enable them to continue to increase their graduation and college-going rates.
- The Small Business Jobs Act of 2010 became law in the fall of 2010. This legislation created the State Small Business Credit Initiative, funded with \$1.5 billion nationwide to strengthen state lending programs that support small businesses and manufacturers. Of that total amount allocated, Georgia was allocated \$47,808,507 in 2011. Any approved program must ultimately generate \$10 in private leverage for each public dollar awarded by the state. These funds

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are used to provide low-cost capital to small businesses for expansion and improvements.

- Georgia Work Ready was created to ensure that Georgia's workers have the best skills, easy access to training and world-class job opportunities. The backbone of the initiative is the Work Ready Certificate, which assesses the real world skills of Georgia's workers. Georgians can use their Work Ready Certificate to prove their work readiness to potential employers. Georgia also offers gap training aimed at helping to improve Certificate scores, enabling career growth and continued on-the-job success. This, combined with an innovative job profiling process that accurately identifies the exact skills required for specific jobs is helping create the perfect match between Georgia workers and jobs. A total of 136 of Georgia's 159 counties have been certified as Work Ready communities through this initiative showing potential employers that their work force has the skills needed in the event they wish to locate there.
- There are 20 Workforce Investment Act service areas in Georgia, and each workforce area has at least one comprehensive/full-service One-Stop Workforce Center where a wide range of workforce services are available to job seekers and employers. There are currently 46 full-service Career Centers in Georgia. In addition to these full-service sites, many communities have additional locations where customers may access workforce services, sometimes called "satellites" or "service access points." Limited and/or specialized services are generally available in these locations.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

Georgia recognizes that employment and housing issues are intertwined. The 2013 Qualified Allocation Plan (QAP) is the document that the State develops to govern the award of assistance under the Low-income Housing Tax Credit Program which can also be combined with HOME Program funds. A number of criteria are included that involve employment and serving those in poverty. Preference is given to those projects that serve tenants below 50% of area median income and for developments located in proximity to public transportation options. Points are also awarded to developers proposing to provide supportive housing to those who are mentally or physically disabled who typically are also under 50% of area median income.

In addition to the HOME Rental Housing Loan Program, incentives are also included in scoring for the Community HOME Investment Program (CHIP) to serve lower income households. This competitive program allows local governments, nonprofit organizations, and public housing authorities to apply for funds through the provision of down payment assistance and homeowner rehabilitation. Points are provided to applicants based upon the percentage of persons below the poverty line in the



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proposed area of service with higher numbers getting higher points. Additional points are also awarded to applicants agreeing to limit their assistance to extremely low- and very low-income households.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the state will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

### **CDBG Monitoring**

To insure that each recipient of CDBG funds operates in compliance with applicable federal laws and regulations, DCA conducts frequent on-site monitoring of every grant award. DCA follows a monitoring strategy that closely reviews government activities and provides extensive technical assistance to prevent compliance problems. All required compliance requirements are described in the CDBG Recipient's Manual.

Pre-funding site visits are made to each potential grant recipient. Once grants are awarded, DCA conducted an initial "start-up" visit to assess the capacity and needs of each recipient. In addition, all recipients are required to attend a workshop for extensive training and provided a program manual to utilize for implementing their projects. Recipients must constantly monitor performance to ensure that time schedules are being met, projected milestones are being accomplished, and other performance goals are being achieved in accordance with the approved application.

Each grant recipient is monitored several times each year by trained DCA staff. A monitoring report is completed for the following compliance areas:

- Environmental
- Eligibility
- Fair Housing
- Civil Rights and Equal Opportunity
- Financial and Audit
- Federal Labor Standards
- Acquisition and Relocation, Section 104(d)
- Interim and Final Audit
- Final Benefit Count
- Housing Rehabilitation Standards and Policies
- Lead Based Paint Hazard Reduction Regulations
- Citizen Participation

In the event that DCA staff identifies compliance problems, the Chief Elected Official is notified and a deadline is set for a response and possible corrective actions. DCA maintains a monitoring status system to insure timely resolution of findings. Prior to formal close-out of each grant, a final check is made to be sure all monitoring has been completed and any finding is resolved satisfactorily.

## **HOME Monitoring**

DCA has established standards and procedures for monitoring the federal funded housing and community development activities. These standards and procedures ensure long-term compliance with the applicable regulations and statutes. These include compliance reviews of applications, monitoring during project implementation and formal procedures for closing projects. DCA reserves the right to conduct a compliance review at any time during the term of the grant.

DCA conducts homeownership and home buyer monitoring prior to the loan closing, during construction/rehabilitation, and throughout the period of affordability for all the State programs. During the planning stage and construction phase, DCA reviews the projects to ensure the applicant meets all the applicable accessibility requirements. During the pre-construction conference, the owner will receive a complete package of HOME compliance materials and information on training opportunities.

All HOME rental developments receive on-site management review and physical inspection on an ongoing basis. Written reports are compiled and distributed that summarized the four major areas of the monitoring visit: quality of housing and service, financial statements, recordkeeping and files, adherence to program policies and procedures as detailed in 24 CFR Part 92.

### **Rental Housing Monitoring**

To facilitate this monitoring process for the state's HOME-financed rental housing programs, the State sponsors a compliance training seminar for HOME program participants, including such topics as: tenant applications, income limits, rent limits/utility allowance, income verifications, annual income and assets, income certifications/re-certifications, leases, occupancy status reports, annual reports, and the responsibilities of property owners.

The property owners are required to complete the Georgia HOME Annual Owner Certification each year validating the subject property meets compliance with all appropriate federal and state regulations. The owner submits a copy of the certificate to DCA prior to the beginning of lease-up or placing the first building in service. This certification process continues throughout the life of the period of affordability, compliance period or the term of the loan, whichever is longest.

In the past, DCA has conducted site visits annually for multifamily properties with 26 or more units and biannually for multifamily properties with 25 or fewer units. Under HUD's proposed HOME rule, the required standard is going to change. On-site inspections must be carried out within 12 months after completion and at least once every three years thereafter. In addition, the proposed HOME rule would require DCA to review the financial condition of each HOME rental project at least annually to determine the continued financial viability of the project and take corrective actions if needed. DCA will evaluate each property and determine, based upon their past performance and current financial reviews, the appropriate schedule for on-site visits.

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HUD's minimum requirements under the proposed rule will be met for all properties but, for those determined to be higher risks, more frequent on-site reviews will take place. For conformance, the State will begin inspecting the properties using HUD's minimum Uniform Physical Condition Standards (UPCS) as required in the proposed rule instead of the Housing Quality Standards that were used previously. DCA will continue to monitor each property for compliance with its executed land use restriction agreement. For all projects where funds are committed after the effective date of the final HOME rule, DCA will begin charging a reasonable monitoring fee to the owners of those projects during the period of affordability.

- a) Subsidy Layering – DCA conducts a subsidy layering review prior to the time of commitment for projects receiving tax credits from the state's low-income housing tax credit allocation to determine the amount of assistance needed for the project. This review will include an examination of the proposed sources and uses for each project to determine whether the costs appear to be reasonable, an assessment of the market conditions in the community, the housing development experience and financial capacity of the applicant, and all firm financial commitments for the project. This review will also determine if the project is in accordance with DCA's guidelines for a reasonable level of profit or return based upon the owner's investment in the project.
- b) Environmental Review – DCA requires a site-specific Phase I environmental assessment for all development proposals being considered for funding with HOME funds to address, asbestos, mold, lead-based paint, lead in drinking water, radon, PCBs, floodplains and wetlands. The Applicant, as outlined in the HOME/HUD Environmental Questionnaire, must complete additional requirements for HOME/HUD funded projects at the time of Application Submission, including, but not limited to, the Eight-Step process and HUD publication procedures.
- c) Site and Neighborhood Standards – Each property proposed for new construction must meet the requirements of site and neighborhood standards during the threshold review of information submitted (project location, racial composition of project area, visual review of area surrounding the site) and a physical site visit to determine any conditions present, which may be seriously detrimental to family life.
- d) Labor Standards - projects involving the construction of affordable housing consisting of 12 or more HOME units requires that the labor standards regulations be followed: Davis-Bacon, Contract Work Hours and Safety Standards, Copeland Anti Kickback, and all other applicable regulations identified in the HUD Handbook #1344.1. This information is discussed during the pre-construction conference.

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- e) Section 3 – Section 3 of the Housing and Urban Development Act of 1968 requires that economic opportunities generated by HUD-funded programs including CDBG and HOME shall, to the greatest extent feasible, be given to low and very low-income persons and to businesses that provide economic opportunities for those persons. This information is discussed with contractors and subcontractors at pre-construction conferences if applicable and they are required to submit a plan showing how they propose to meet these requirements. Once approved, they are required to report all outreach actions they took to hire Section 3 residents and provided related data about those residents.
- f) Affirmative Marketing – For developments with 5 or more units, the owners must adopt and conduct affirmative marketing procedures and requirements, provide information and otherwise attract eligible persons.
- g) Uniform Relocation Act – Relocation requirements compliance is monitored during the construction and lease up phase of the project. Relocation plans and budgets are reviewed during the site visits. Voluntary acquisitions are also subject to the requirements outlined at 49 CFR 24.101, as outlined in HUD's implementing instructions found in Chapter 5 of Handbook 1378.
- h) Fair Housing, Equal Opportunity and Accessibility Laws – All federal, state and local laws relating to fair housing and equal opportunity, including but not limited to those listed below must be followed
  - Minority Business Enterprise
  - Section 504 of the Rehabilitation
  - Americans with Disabilities Act
- i) Rent and Income – DCA assists owners/property staff with understanding the federal requirements and the correct procedures to handle essential requirements: rent restrictions, income limits, and physical requirements. On-site visits are conducted during the leasing phase and tenant files are review during the visit. HOME properties are visited annually during the period of affordability.

### Georgia Dream Homeownership Program Monitoring

DCA's compliance underwriting decision is based on, but is not limited to, a review of the documentation in the underwriting package for satisfactory program compliance. DCA reviews the lender's credit underwriting process before issuing an approval and commitment to purchase the loans. Packages will be reviewed to determine that the lender has properly applied DCA's underwriting standards to determine the proposed amount of the down payment assistance to be provided to the borrower.

The lender's underwriting package must include ownership interest documentation, household annual income source documentation and acquisition cost certification, recapture disclosure and acknowledgement provisions, appraisal, lead based paint and

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environmental checklist, subsidy layering documents, and home buyer counseling certification.

All home buyers are contacted annually throughout HUD's period of affordability to ensure they are in compliance with the principal place of residence requirement.

### CHIP

State Recipients and Sub-recipients must constantly monitor their own performance to insure timeframes are being met and to control the quality of the product being delivered. Any problems, delays, or adverse conditions that will affect the state recipient's ability to meet its stated goals should be reported to DCA immediately.

The majority of information required by DCA for its annual reporting requirements to HUD will be submitted at the activity level as projects are completed. However, the state recipient or sub-recipient must provide additional program reports or information to DCA on an "as needed basis."

Because of its program set up and draw requirements, DCA will continually monitor each State Recipient and Sub-recipient's progress in carrying out their program activities. DCA will issue a notice to any State Recipient or Sub-recipient that is significantly behind on the program's implementation schedule described in the program description. Further, DCA maintains a dial scoreboard on its web site that tracks each State Recipient and Sub-recipients performance to expend funds in accordance with established deadlines in each grant agreement.

As a part of DCA's pre-set up process, recipients must submit verification of income, property ownership, owner occupancy, property type and value, property standards, loan and grant documentation, construction documentation, environmental screening, reconciliation of CHIP checking account, source documentation for all invoices and other financial management review. In addition, DCA monitors the following federal requirements:

- a) Subsidy Layering – DCA conducts a subsidy layering review at the time of project set-up. Prior to approving the set up of a project, proposed source of funding is examined and cost reasonableness is determined.
- b) Environmental Review – DCA requires each State Recipient and Sub-recipient to submit a site specific environmental assessment for all proposed project sites prior to approving a set up. The level of review required is predicated upon the type of activity proposed, but at a minimum will include historic preservation, lead-based paint, wetlands, floodplains, site and neighborhood, uniform relocation, and toxic sites. The pre-set up process allows DCA to monitor the clearance of environmental concerns prior to the commitment of HOME funds for that activity.
- c) Uniform Relocation Act – Compliance with acquisition and relocation requirements is monitored during the pre-set up phase of the project. State Recipients and Sub-recipients, when proposing down payment assistance

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activities, are monitored to ensure the property is acquired properly and does not trigger relocation requirements. Owner occupied rehabilitation is not eligible for relocation assistance under CHIP; however, if the level of work requires the family to temporarily vacate their residence, the state recipient or sub-recipient is responsible to cover relocation expenses. DCA monitors the recipient's process for relocating the affected families.

- d) Other Federal Requirements – DCA requires State Recipients and Sub-recipients to submit policies and procedures that document the recipient's process for compliance. Recipients are required to provide complete details of their contracting requirements, rehabilitation standards, Minority Business Enterprise and Women Business Enterprise Outreach Plan, Affirmative Fair Housing Marketing Plan, and Section 3 Plan. These requirements must be cleared prior to DCA entering into an agreement to commit funds to the recipient.

After all project funds have been drawn, DCA may conduct an on-site Close-Out Review to monitor program and project records for compliance with HOME regulations including reconciliation of draw down records, outstanding monitoring issues, unused funds return, administrative draws, case file reviews, and record retention.

DCA staff will provide technical assistance during the program year at the request of State Recipients and Sub-recipients and/or their contracted administrators.

Periodically, DCA issues CHIP policy memoranda to all active State Recipients and Sub-recipients and administrators providing clarification of CHIP programmatic issues and/or to provide updates.

### TBRA

All units proposed for lease by participants in the TBRA Program will be inspected prior to occupancy to ensure compliance with all Section 8 Housing Quality Standards (HQS) and a determination will be made to ensure compliance with Environmental Review requirements. Following the completion of the tenant's first twelve months in the program, re-inspections will be conducted to ensure continued compliance with HQS requirements. Re-inspections will be conducted at the same time that the household income recertification is carried out.

### **ESG Monitoring**

In accordance with program regulations all of the State's ESG sub-grantees will have an on-site review of their homeless housing and/or service program. Program monitoring is an ongoing process of reviewing a grantee's performance in meeting goals, identifying program deficiencies, and enhancing management capacity through technical assistance or other corrective actions.

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The Department of Community Affairs (DCA)/Housing Trust Fund (HTF) and/or its assigns, will review the performance of each ESG recipient in carrying out its responsibilities whenever determined necessary, but at least annually. Current DCA policy requires an initial on-site visit to each new grantee. In conducting performance reviews, DCA staff will obtain financial and programmatic information from the grantee's records and reports and, when appropriate, its sub-recipients, as well as information from onsite monitoring and electronic data sources. Where applicable, the DCA may also consider relevant information pertaining to the recipient's performance gained from other sources, including application for funding, reimbursement requests, audits and annual reports. Reviews to determine compliance with specific requirements of the ESG program will be conducted as necessary, with prior notice to the grantee.

If it is determined that the recipient, or one of its sub-recipients, has not complied with an ESG program requirement, DCA will give the ESG recipient grantee notice of this determination and an opportunity to demonstrate, within the time prescribed by the DCA and on the basis of substantial facts and data, that the grantee has complied with ESG requirements.

Remedial actions and sanctions for a failure to meet an ESG program requirement will be designed to prevent a continuation of the deficiency; mitigate, to the extent possible, its adverse effects or consequences; and prevent its recurrence. If the recipient fails to demonstrate to the DCA's satisfaction that the activities were carried out in compliance with ESG program requirements, the DCA will take one or more of the remedial actions or sanctions.

### **Performance Standards**

DCA has established the primary goal of reducing the number of unsheltered homeless individuals and families in the Balance of State ESG entitlement. The information contained below outlines goals, strategies and performance measures to be utilized for all ESG sub-recipients.

#### Overall Goals

1. Reduce the number of unsheltered individuals and families, as established in the Homeless Point in Time Count, within the BoS ESG Entitlement by 1% each year. This goal will be achieved by placing emphasis on high utilization of emergency shelters and transitional housing beds. This will be measured in HMIS.
  - a) Reduce length of stay for clients in emergency shelters and transitional housing programs in order to provide services to additional households. Length of stay should generally be no longer than 90 days for shelters and 1 year for Transitional Housing. This will be measured in HMIS.



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- b) Increase placements into permanent housing for homeless individuals and families from Emergency Shelter and Transitional housing by 5% each year. This will be measured in HMIS.
2. Prevent individuals and families from becoming homeless – either unsheltered or sheltered, by 3% each year. Follow-up contacts will be made at 3 months and 6 months post discharge. This will be measured in HMIS.
3. Increase the percentage of individuals and families remaining in permanent housing for 3 months by 2% each year. This goal will be achieved by increasing income or access to mainstream benefits for program participants while in the ESG program. This will be measured in HMIS.

### Performance Measurements

ESG programs with different eligible activities will require different assessment standards. A baseline for certain criteria, such as increase in cash and non- cash incomes over program enrollment, must first be established to measure performance. For categories with established baselines, standards are enumerated. DCA will review all available data annually to evaluate performance and adjust standards as appropriate.

\*For each **Emergency Shelter** program, performance will be measured based on the following standards:

1. An overall bed utilization rate of 80%.
2. The average length of stay of the households served should be no longer than 60 days for those exiting to permanent destinations.
3. An increase in the percentage of discharged households that secure permanent housing at exit by 5% each year.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

For each **Transitional Housing** program, performance will be measured based on the following standards:

1. An overall bed utilization rate of 80%.
2. The average length of stay for households served should generally be no longer than nine months for those exiting to permanent housing.
3. An increase in the percentage of discharged households that secured permanent housing at exit by 5% each year.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

For each **Rapid Re-Housing** program, performance will be measured based on the following standards:

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1. An increase in the percentage of discharged households that secured permanent housing at program exit by 2% each year.
2. An increase in the percentage of discharged households permanently housed three months after exit.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

For each **Homeless Prevention** program, performance will be measured based on the following standards:

1. An increase in the percentage of discharged households that maintained permanent housing at program exit by 3% each year.
2. An increase in the percentage of discharged households permanently housed three months after exit.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

For each **Street Outreach** program, performance will be measured based on the following standards:

1. An increase in the number of contacts with unduplicated individuals made during outreach.
2. An increase in the percentage of households that access emergency shelter or transitional housing.
3. An increase in the percentage of discharged households that access permanent housing.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

\*Shelters serving the chronically homeless, or chemically dependent clients, or shelters with minimal barriers to entry may be held to different standards than other emergency shelters.

### **HOPWA Monitoring**

DCA monitors the Grantee's participation in the Program to ensure compliance with program regulations promulgated by HUD at 24 CFR, Part 574 for HOPWA programs designed to benefit persons with HIV related needs. Effective oversight and monitoring recipients is an important function of DCA.

Efforts connected with HOPWA continue to be strengthening existing programs through, in part, diversification of housing programs within sponsor agencies, and renewed and targeted monitoring efforts. Grantees receiving HOPWA funding, will receive an on-site monitoring visit each contract year. After each monitoring visit is complete, DCA will send each HOPWA Grantee correspondence documenting findings and/or concerns, project accomplishments, areas of deficiencies and technical assistance needs, which

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are highlighted in the report and serves to confirm issues discussed during the on-site monitoring review process and to give grantees notice of deficient areas requiring attention.

DCA relies upon thorough application review and reimbursement of funds expended in lieu of advancing funds. Desk audits are often performed at DCA to test compliance. On-site monitoring, therefore, is largely limited to eligibility of beneficiaries and a comparison of program records with the programmatic claims of the applicant.

### **Minority and Women Business Outreach**

DCA makes every effort to encourage recipients to solicit the participation of minority- and women owned businesses (MBE/WBEs) in contracting under the HOME program. Recipients should include qualified MBE/WBEs on solicitation lists and solicit their participation whenever they are potential sources.

Through project monitoring and reporting, DCA staff review each recipient's documentation of efforts and results in securing contracts with MBE/WBEs. DCA staff also provides recipients with information during the various state sponsored workshops.

### **Section 3**

Section 3 applies to HOPWA projects for which the aggregate amount of covered funding exceeds \$200,000 and is used for activities involving housing construction, demolition, rehabilitation, or other public construction. In the event DCA provides funding to a subrecipient for one of these activities that qualifies, the recipient will be required to submit a Section 3 Plan showing how it plans to comply with the requirements and DCA staff will monitor their compliance with the Plan they submit as well as other requirements related to this issue.

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**AP-15 Expected Resources – 91.320 (c)(1,2)**

**Introduction:**

In addition to the federal funds provided under each program, additional resources will come from prior year funds, program income, and anticipated allocations of State funds.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG*	CDBG	Public Facilities, Housing, Economic Development, Redevelopment, Urgent Need	32,772,618	750,000	13,000,000	46,522,618	134,090,472 (4 additional years)	Required match plus additional leverage will be used with federal funds and program income.

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<b>HOME</b>	<b>HOME</b>	Acquisition Admin and Planning Homeowner Rehab Multifamily rental new construction Multifamily Rental rehab New construction for ownership TBRA Operating and pre- development assistance for CHDOs	<b>\$14,013,759</b>	<b>\$5,000,000</b>	<b>\$10,000,000</b>	<b>\$29,013,759</b>	<b>\$79,066,756</b>	Federal funds will be used in conjunction with program income and matching funds to ensure that minimal public funds are invested.
<b>HOPWA</b>	<b>HOPWA</b>	Permanent housing facilities Permanent housing placement STRMU Short term or transitional housing facilities Supportive services TBRA Administration	<b>\$1,934,792</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,934,792</b>	<b>\$7,739,168</b>	The 2012 HOPWA allocation was \$2,038,769, and the State expects the 2013 allocation (year 1) to be the same amount minus 5/1% due to expected sequestration.

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<b>ESG</b>	<b>ESG</b>	<b>Shelter Rapid Re-Housing (rental assistance) Homeless Prevention Outreach HMIS Essential Services Hotel/Motel Vouchers</b>  <b>State Housing Trust Fund for the Homeless</b>	<b>\$3,874,522 Federal Funds</b>  <b>\$1,600,000 HTF</b>	<b>\$0</b>	<b>\$834,000</b>	<b>\$6,308,522</b>	<b>\$21,898,088</b>	<p>The 2012 ESG allocation was \$4,082,742, and the State expects the 2013 allocation (year 1) to be the same amount minus a 5/1% cut due to expected sequestration. For year 1, the State anticipates some prior year ESG funds from the current year to be available for Rapid Re-Housing. However, in order to utilize all ESG funds, in year 1, the State will be extending grant terms for RRH to provide subrecipients more time to fully expend those grants.</p>
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Table 55 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied:**

The State expects to utilize a variety of federal and non-federal resources to address its housing and community development needs during the planning year.

State CDBG funds will leverage private and local funds through several different approaches. These resources are allocated to carry out the activities performed by local government grantees. Local government and other agencies awarded funds are encouraged to use matching/leveraged funding to make a greater impact in the community. The State CDBG program requires a matching contribution for most types of applications. Local government applicants for the State CDBG Program can also receive additional points for providing evidence of other resources (i.e. local general revenue, other federal and state loans or grant funds, and private commitments) for the proposed project. State appropriations are used to meet our state administration matching requirements.

Federal HOME funds will leverage private and state funds through several different programs. In the HOME Rental Housing Loan Program, HOME funds will be provided to developers who will also receive assistance through the Low-income Housing Tax Credit and the Georgia Housing Tax Credit programs. These deals often include private funds as well as owner cash. They also usually include an allotment of State tax credits. In the Georgia Dream down payment assistance program, tax-exempt mortgage bond proceeds are used to provide first mortgage financing. Both the state tax credits and the tax-exempt mortgage financing serve as sources of matching funds for the HOME Program.

Under the Emergency Solutions Grant (ESG) Program, the State Housing Trust Fund expects to contribute \$1,600,000 in cash resources and sub-grantee agencies to contribute in excess of \$2,482,742 in eligible match to meet the requirements under the FFY2013 ESG Program. In years 2-5, it is anticipated that around \$1,600,000 of State HTF funds a year will be dedicated to support ESG activities. Another resource utilized by some ESG subrecipients who provide transitional housing &/or supportive services is through the CoC Program (SHP). An estimate of 15-20 of the State's ESG subrecipients also administer the CoC Program (the number of successful ESG applicants varies each year depending on funds available, application quality, application submission, etc.) to provide transitional housing &/or supportive services to people who are homeless. The expected amount of COC funds they will have available is around \$3.7 million annually to support 29 programs. Through 2012, these projects have been receiving small

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State-funded ESG grants to supplement services or housing program.

Under the HOPWA Program, the State does not anticipate matching HOPWA funds directly. However, all applicants must provide 50% of the cost of each program with other cash, in-kind services or donations. The matching requirement for project sponsors may be waived at the discretion of DCA on a case-by-case basis. Based on the amount of non-HUD leveraging reported by HOPWA sponsors during the previous reporting period, the annual expected amount of leveraged private, state, and local funds that will be available to HOPWA project sponsors annually is around \$1,800,000 for year 1, and a total of \$7,200,000 during the remaining 4 years. In addition to dedicated HOPWA resources, three of the State's HOPWA project sponsors also administer S+C programs to provide permanent supportive housing to people with HIV/AIDS who are homeless and have a disability. The expected amount of S+C funds they will have available each year is \$412,884 annually to support 55 S+C units, and the services to those households will be provided through HOPWA.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan:**

N/A

**Discussion:**



**Annual Goals and Objectives**

**AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)**

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## Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Priority Needs Addressed	Funding	Goal Outcome Indicator
Construction of Rental Units	2013	2017	Affordable Housing	Statewide	Affordable Rental Housing	HOME: \$2,400,000	Rental Units Constructed
Rehab of Rental Units	2013	2017	Affordable Housing	Statewide	Affordable Rental Housing	HOME: \$900,000	Rental Units Rehabilitated
Homeowner Housing Rehabilitated	2013	2017	Affordable Housing	Statewide	Affordable Homeownership Housing Preservation and Development	CDBG: Up to amount available for the Annual Competition HOME:2,500,000	Homeowner Housing Units Rehabilitated
Homeowner Housing Added	2013	2017	Affordable Housing	Statewide	Affordable Homeownership Housing Preservation and Development	HOME: \$3,300,000	Homeowner Housing Added
Down Payment Assistance	2013	2017	Affordable Housing	Statewide	Affordable Homeownership Housing Preservation and Development	HOME: \$3,000,000	Direct Financial Assistance to Homebuyers
Tenant-based Rental Assistance	2013	2017	Affordable Housing	Statewide	Affordable Homeownership Housing Preservation and Development	HOME: \$500,000	Tenant-based Rental Assistance/Rapid Re-housing

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<b>Buildings (CDBG)</b>	<b>2013</b>	<b>2017</b>	<b>Public Facilities</b>	<b>Statewide</b>	<b>Suitable Living Environment</b>	<b>CDBG: Up to amount available for the Annual Competition</b>	<b>People assisted</b>
<b>Infrastructure (CDBG)</b>	<b>2013</b>	<b>2017</b>	<b>Public Improvements</b>	<b>Statewide</b>	<b>Suitable Living Environment</b>	<b>CDBG: Up to amount available for the Annual Competition</b>	<b>People assisted</b>
<b>Immediate Threat and Danger (CDBG)</b>	<b>2013</b>	<b>2017</b>	<b>Immediate Threat</b>	<b>Statewide</b>	<b>Suitable Living Environments</b>	<b>CDBG: Up to \$500,000</b>	<b>People assisted</b>
<b>Economic Development (CDBG)</b>	<b>2013</b>	<b>2017</b>	<b>Economic Development</b>	<b>Statewide</b>	<b>Creating Economic Opportunities</b>	<b>CDBG: Up to \$10,000,000</b>	<b>Jobs created or retained</b>

Table 56 – Goals Summary

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

Extremely low-income households assisted: 145 (HOME- 139, CDBG-12)

Low-income households assisted: 390 (HOME- 376, CDBG- 11)

Moderate-income households assisted: 442 (HOME-432, CDBG-7)

CDBG Buildings people helped estimate: 5,000

Extremely low: 1,000

Low: 1,000

Moderate: 2400

Non LM: 600

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CDBG Infrastructure people helped estimate: 9,000

Extremely low: 1,800

Low: 1,800

Moderate: 4,320

Non LM: 1,080

Immediate Threat and Danger people helped estimate: 5,000

Extremely low: 1,000

Low: 1,000

Moderate: 2,400

Non LM: 600

Economic Development Total Jobs created: 750

Extremely Low: 0

Low: 50

Moderate: 600

Non LM: 100

Economic Development Total Jobs retained: 50

Extremely Low: 0

Low: 0

Moderate: 30

Non LM: 20

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**AP-25 Allocation Priorities – 91.320(d)**

**Introduction:**

**Funding Allocation Priorities**

Program	Goals					
	Construct Rental Housing	Rehab Rental Housing	Homeowner Rehab	Homeowner New Construction	Down Payment Assistance	Tenant-based Rental Assistance
HOME						
HOPWA	N/A	N/A	N/A	N/A	N/A	120 HH
ESG	N/A	N/A	N/A	N/A	N/A	2,500 Persons

Table 57 – Funding Allocation Priorities

**Allocation Priorities for CDBG are:**

Program	Goals					
	Annual Competition	Economic Development	Redevelopment	Immediate Threat and Danger		
CDBG*	71%	23.2%	4.3%	1.5%	N/A	N/A

See the State of Georgia Method of Distribution for its State CDBG Program at AP 30 for further details. The percentages above are based on the dollar amounts planned for each set-aside with remaining funds for the CDBG Annual Competition. These goals are provided as estimates only and are not meant to limit the State CDBG set-asides or otherwise change the State's Method of Distribution.

**Reason for Allocation Priorities for CDBG**

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Allocation priorities as represented by the percentages in the table above are based upon the demand-driven nature of the State CDBG Program. Because needs are widely disbursed throughout the state and because units of local government are closer to the community and economic development needs of their geographies, DCA provides technical assistance and coordination services to local interests for the development of locally driven initiatives, partnering with public and private initiatives to strengthen rural communities.

CDBG has a unique method of distribution from the other Consolidated Plan funds and most CDBG funds are allocated to the Annual Competition. This allows local governments to establish local priorities; however, because the funding for the Annual Competition is competitive, applicants that describe and document significant needs receive a high priority for funding. Also, applications for funds allocated to the set-asides (Economic Development, Redevelopment, and Immediate Threat and Danger) are reviewed based on threshold criteria that require a review of described and documented needs. Note that the ultimate geographic distribution of assistance cannot be predicted.

### **How will the proposed distribution of funds address the priority needs and specific objectives described in the Consolidated Plan for CDBG?**

As CDBG projects are funded and completed, needs will decrease for the areas addressed, i.e., creating suitable living environments, creating economic opportunity and the provision of decent housing.

### **Reason for Allocation Priorities**

Allocation priorities as represented by the percentages in the table above are based upon several factors. Primarily, they are based upon the State's analysis of need as outlined in the Needs Assessment section of the Consolidated Plan. This takes into account the available Census data as well as any other sources that have been identified to justify program development and funding. Additionally, input and feedback received from the public, potential program beneficiaries, local governments, nonprofit organizations, the development community, and other stakeholders has also been considered. Funding for the FFY2013 budget also takes into account any available carryover funds for activities from previous years in combination with the State's analysis of demand based upon recent requests for assistance.

The geographic area for allocating investments goes to the entire State of Georgia. Because Georgia's priority needs are broadly distributed throughout the state, the allocating of funds is not generally based on geography alone. Each program has a unique

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method of geographic distribution. The State's CDBG, HOME, ESG, and HOPWA programs are often competitive and all are demand-driven. The ultimate geographic distribution of assistance cannot be predicted.

### **How will the proposed distribution of funds address the priority needs and specific objectives described in the Consolidated Plan?**

Funds will be allocated to programs and activities that have been developed to meet the needs identified in the Annual Goals and Objectives section in AP-20. The percentage of funding allocated for each goal is based upon the level of need determined through these sources as well as the amount of carryover funds available for each and the anticipated demand for funds from developers, subrecipients, and other potential beneficiaries of these activities. The allocation figures were developed to address the unmet needs in the areas of affordable housing, homelessness, non-housing community development, and special needs households throughout the state of Georgia. As projects are funded and completed in all areas, it is anticipated that these needs will decrease as a result of the additional resources that are created to meet these needs.

### **Allocation Priorities for ESG and HOPWA outside of Development and TBRA are:**

	<b>Rapid Re-Housing (%)</b>	<b>Homeless Prevention (%)</b>	<b>Job Training</b>	<b>Acquisition-Rehab of Distressed Prop</b>	<b>Total (%)</b>
<b>HOPWA</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>--</b>
<b>ESG</b>	<b>39%</b>	<b>13%</b>	<b>N/A</b>	<b>N/A</b>	<b>52%*</b>

### **Reason for Allocation Priorities**

\*DCA allocation priorities for Federal ESG funds for State Fiscal Year 2014 are 39% for rapid re-housing (rental assistance and stabilization services), 34% for emergency shelter (operations and essential services), 13% for homeless prevention, 7% for street outreach, and 7% for HMIS. DCA reserves the right to emphasize funding for DCA ESG Entitlement communities.

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Priorities for State Housing Trust Fund dollars are hotel/motel vouchers and transitional housing for populations for which rapid re-housing is not a preferred intervention. DCA reserves the right to set aside a reasonable amount of funding for Project Homeless Connect projects throughout the state.

### **How will the proposed distribution of funds address the priority needs and specific objectives described in the Consolidated Plan?**

The distribution of funds will address DCA's goal and priority of reducing homelessness through providing Rapid Re-Housing assistance to at least 2,500 persons, Emergency Shelter to at least 29,700 persons, Homeless Prevention to at least 310 persons, and Street Outreach to at least 1,000 persons.



**AP-30 Methods of Distribution – 91.320(d)&(k)****Introduction:****Distribution Methods**

State Program Name	Funding Sources
CDBG Annual Competition	CDBG, Program Income
Immediate Threat and Danger Program	CDBG
Employment Incentive Program	CDBG
Redevelopment Fund	CDBG
HOME Rental Housing Loan Program	HOME, Program Income
CHIP	HOME, Program Income
Georgia Dream	HOME, Program Income
Tenant-based Rental Assistance	HOME, Program Income
CHDO Operating Assistance	HOME
CHDO Pre-development Loan	HOME
ESG	HUD
HOPWA	HUD

Table 58 - Distribution Methods by State Program

**Describe the state programs addressed by the method of distribution.****CDBG Annual Competition**

Funds are made available to local governments through an annual competitive process. The State has designed its CDBG program to address community priorities; ensure fairness in the treatment of all applications; and support activities that principally benefit low- and moderate-income persons. In the Annual Competition eligible local governments may apply for either a Single-Activity or Multi-Activity Program. A Single-Activity Application must be structured to address problems within one of the following three areas: (a) housing, (b) public facilities, or (c) economic development. A Multi-Activity Application must involve two or more activities that address community development needs in a comprehensive manner within more than one of the areas listed above. Both the Single Activity and Multi-activity grant applications may qualify for Revitalization Area bonus points.

**Immediate Threat and Danger Program(ITAD)**

The Immediate Threat and Danger Program must address an event or situation that has a particular urgency and uniqueness that adversely affects a community and its citizens and where other financial resources are not available to meet such needs. The State certifies that the activity meets the immediate needs of the community because the existing condition pose a threat to the health or welfare of the community and other

financial resources are unavailable.

**Employment Incentive Program (EIP)**

The Employment Incentive Program (EIP) must provide for the creation and/or retention of jobs, or job training, principally for persons who are low- and moderate-income. Typically, this includes loans to private for-profit entities or the provision of infrastructure improvements.

**Redevelopment Fund**

The Redevelopment Fund is targeted to projects that will leverage private sector investments in blighted downtown commercial and industrial areas. Projects utilizing the slum and blight national objective, either on a spot or area basis, are also investment opportunities the State will take into consideration for funding.

**Rental Housing Construction/Rehabilitation**

This program offers funding to developers who may also be approved to receive assistance through the Low-income Housing Tax Credit Program. Funds can be used toward the new construction or rehabilitation of rental units for income-eligible households.

**Preservation of Homeownership**

Funds are made available to local governments, nonprofit organizations, and public housing authorities through a competitive process. Funds may be used for rehabilitation of owner-occupied housing for low- and moderate-income households.

**Tenant-Based Rental Assistance**

Funds are made available to special needs households for a limited time to supplement their rent. Program participants typically pay 30% of their monthly income as rent and HOME funds pay the difference between what the tenant pays and the total rent. Utility and security deposit assistance is also provided.

**Home Buyer Assistance**

Funds are provided to income-eligible home buyers for down payment assistance. Funds may be provided to subrecipients to make the loans to the buyers or they may come directly to DCA for the loans.

**Construction and Rehabilitation for Sale to Low and Moderate Income Home Buyers**

HOME funds are provided to subrecipients to be used towards acquisition, rehabilitation, or new construction of units to be completed and sold to income-eligible buyers.

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### **CHDO Operating Assistance**

Operating assistance grants are provided to nonprofit organizations that qualify as Community Housing Development Organizations (CHDOs) under HOME Program regulations.

### **CHDO Pre-development Loan**

Assistance is provided to qualified CHDOs who are considering undertaking a project with HOME funds to assist them in determining if the project is viable. If the project does not move forward, this assistance may be forgiven and it does not have to be paid back.

**Describe all of the criteria that will be used to select applications and the relative importance of these criteria.**

### **CDBG Annual Competition**

#### **Rating and Ranking System for the Annual Competition**

Single- or Multi-Activity applications will be rated separately to assign points for feasibility, impact and strategy. Demographic scores will be calculated jointly for cities and counties.

Applications will be rated and scored against each of the following factors, using any additional and/or supplemental information, data, analyses, documentation, commitments, assurances, etc. as may be required or requested by DCA for purposes of evaluating, rating, and selecting applicants under this program. The maximum score is 500 points.

<b>Categories</b>	<b>Maximum Points</b>
Demographic Need - absolute number in poverty	40
Demographic Need - percent of poverty persons	40
Demographic Need - per capita income	40
Program Feasibility	110
Program Strategy	110
Project Impact	110
Leverage of Additional Resources	25
Bonus points for Revitalization Area Activities	20
Bonus points for Readiness to Proceed	5
<i>Maximum Total Points</i>	<i>500</i>

#### **A) Demographic Need - absolute number of people in poverty:**

Applicants will be compared in terms of the number of persons whose incomes are below the poverty level. Scores will be obtained by dividing each applicant's number

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of persons in poverty by the greatest number of persons in poverty of any applicant in the group and multiplying by 40.

B) Demographic Need - percent of people in poverty:

Applicants will be compared in terms of the percentage of population below the poverty level. Scores will be obtained by dividing each applicant's percentage of persons in poverty by the highest percentage of persons in poverty of any applicant in the group and multiplying by 40.

C) Demographic Need - per capita income:

Applicants will be compared in terms of their per capita income. Scores will be obtained by dividing each applicant's per capita income into the lowest per capita income of any applicant in the group and multiplying by 40.

D) Program Feasibility:

Applicants will be compared in terms of project feasibility. The following factors are considered: an analysis of such items as 1) verification and reasonableness of cost; 2) documentation that all project financing sources needed for the project will be available; 3) where applicable, documentation that preliminary engineering, architectural and or site plans have been prepared and support the proposed project; 4) verification that any required property is available for the project; 5) where applicable, review of any proposed subrecipient's credentials to provide evidence of administrative capacity to undertake an approved activity; and 6) compliance with applicable state and federal laws, and 7) reasonable project timetables.

Points for feasibility will be awarded by a review panel, in accordance with the levels below, based on how well each applicant, compared to others, addresses the feasibility factors.

Level One (Unacceptable)	0
Level Two (Poor)	27.5
Level Three (Average)	55.0
Level Four (Good)	82.5
Level Five (Excellent)	110.0

E) Program Impact:

Applicants will be compared in terms of program impact. The following factors will be considered: 1) the number of persons benefiting; 2) the cost per person benefiting; 3) the project's impact on the benefiting population's quality of life, living environment or opportunities for economic advancement; and 4) an analysis of the documented severity of need and the impact of the project on the identified need or problem.

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Points for impact will be awarded by a review panel, in accordance with the levels below, based on how well each applicant, compared to others, addresses the impact factors.

Level One (No Impact)	0
Level Two (Poor)	27.5
Level Three (Average)	55.0
Level Four (Good)	82.5
Level Five (Excellent)	110.0

### F) Program Strategy:

Applicants will be compared in terms of program strategy. The following factors are considered: 1) an analysis of alternative solutions to address the identified problems, 2) as appropriate, an analysis of the steps taken by the applicant to adopt policies or ordinances to prevent the reoccurrence of the identified problem within their jurisdiction; 3) an analysis of the ongoing financial effort that the applicant has made or will make to address the identified problem and to maintain and operate the proposed project, facility or system; 4) the extent of benefit to persons of low- and moderate income; and 5) applications will also be compared in terms of the projects' support of comprehensive community or neighborhood conservation, stabilization, revitalization and the degree of resident's support and involvement. The most competitive applications will include a plan to address most or all of the target area's community development needs using common-sense, bottom-up, locally driven efforts, ordinances, programs, or policies, planned or underway, along with the proposed CDBG funding and other near-term sources of funding and other resources.

Points will be awarded, in accordance with the levels below, by a review panel based on how well the applicant, compared to others, addresses the strategy factors.

Level One (Unacceptable)	0
Level Two (Poor)	27.5
Level Three (Average)	55.0
Level Four (Good)	82.5
Level Five (Excellent)	110.0

### G) Leverage of Additional Resources:

Leverage includes additional resources committed to and directly related to the project, including cash above the required minimum cash match amount, the purchase of equipment and furnishings with non-CDBG funds, and additional grants and loans from other sources. Only items that would not otherwise have been provided will be counted. A "reasonable" value must be assigned to donated and "in-kind" items. Up to 25 points can be assigned for leverage of additional resources. The leverage score will be calculated as follows:

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- 1) Total dollar value of leverage for each applicant will be calculated and then divided by the total population of the applicant in order to obtain a per capita leverage figure reflective of each applicant's relative effort.
- 2) Applications will be assigned to one of five groups:
  - Multi-activity
  - Housing
  - Economic Development
  - Water and/or Sewer
  - Other Public Facilities
- 3) The applications will then be ranked within these groups, based on per capita leverage amounts, from no leverage (no points) to highest per capita leverage and points assigned based on the percentile ranking. If no applicant within any of the groups listed above has \$0 leverage, a proxy score of \$0 will be inserted to insure that if leverage is provided by the applicant a score greater than \$0 will result.
- 4) Up to 25 points can be assigned for leverage of additional resources. The ranking will be established using the range of applicants' per capita leverage amounts (from 0 to the highest per capita leverage) and calculating a percentile score for each applicant's per capita leverage amount within the range. This percentile score will be multiplied times 25 to establish the points for per capita leverage. For example, if an applicant's per capita leverage amount is \$300 and if \$300 represents a percentile score of 50 percent, the leverage points will be 15 ( $.50 \times 25 = 12.5$ ).

### H) Bonus points for Revitalization Area Activities:

Points will be awarded for the utilization of existing state redevelopment programs, initiatives and incentives in eligible areas. Following receipt of a designation, a CDBG applicant may be awarded up to 20 points for activities occurring within a DCA-approved Area as follows:

- Revitalization Area Threshold Requirement (5 Bonus Points): In order to be eligible for Revitalization Area designation and bonus points, a local government must establish a local redevelopment area and plan pursuant to O.C.G.A. 36-61-1 et seq. within a Census Block area with a poverty rate of 20% or greater. Additionally, the local government must describe the activities it will undertake to promote the substantial revitalization of the area, such as meaningful job creation strategies or other community or economic development initiatives.
- Local Redevelopment Tools: (5 Bonus Points) Points may be earned through the use of such tools as State Enterprise Zones, Tax Allocation Districts, Community or Business Improvement Districts, or other geographically targeted tax or investment programs within the eligible area. In order to receive these points, the applicant must provide as proof the resolution or

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ordinance creating the redevelopment tools for which bonus points are sought.

- Investment Partnerships: (maximum of Five Bonus Points): Points may be earned through the incorporation into the local program of certain job creation/retention, revitalization, residential improvement or social service funding programs geographically targeted to the areas of eligibility. Various programs including public programs chartered by the State of Georgia, GHFA, the U.S. Department of Treasury, the SBA, the USDA, the Federal Home Loan Bank, the TVA, HUD, and DOL. The leveraging of private funds from various philanthropic, non-profit and/or faith-based organizations will also be rewarded. In order to receive these points, the applicant must provide documentation showing a firm, long-term commitment by investment partners or a long-term commitment by the applicant to use investment partners as part of their Revitalization Area strategy. A long-term commitment by the applicant may be demonstrated by past use of investment partners, plans to incorporate investment partners in its current CDBG project, and the necessary local capacity to use investment partners on an ongoing basis.
- Collaboration: (maximum of Five Bonus Points): Points may be earned through the demonstration that initiatives will be created and/or undertaken within the eligible area by private for-profit and not-for-profit community stakeholders. Such stakeholders may include local lending institutions, community or neighborhood-housing organizations, community-based development organizations, community development corporations, community development entities, and other similar organizations. In order to receive these points, the applicant must show that the collaborative stakeholder organizations have a firm commitment to the community, have taken responsibility for carrying out one or more aspects of a Revitalization Area strategy, have sound financial and administrative practices, and the ability to carry out the functions for which they are taking responsibility. Such evidence might include letters of commitment, agreements, programmatic material, articles of incorporation and registration from the Secretary of State, audited financial statements or financial reviews, budgets, IRS determination letter for 501(c) 3 statuses, or other evidence of capacity and commitment. Nonprofits that receive \$25,000 or more in direct or pass-through federal funding during a single fiscal year are usually required to have an audit.

Note: If approved by HUD and the State, applicants may pursue benefits under HUD's comprehensive revitalization approach [24 CFR Part 570.483(e) (5)] that confers certain benefits including the possibility that some additional activities will carry the presumption of low- and moderate-income benefit.

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- Revitalization Area Designation: Revitalization Areas will generally be designated or reauthorized prior to the regular-round application deadline through a separate designation process as outlined in the Revitalization Area Strategy Manual, on RAS Forms 1 and 2, and at [www.dca.ga.gov](http://www.dca.ga.gov). Communities may also request designation within an annual round application. However, communities seeking designation are strongly encouraged to meet with DCA as soon as possible to discuss their request for designation. Applicants who fail to obtain designation (and bonus points) will have their applications ranked and rated as either a regular single-activity or multi-activity competition as appropriate.
  - 1) Area Strategy Plan and Map – A community that wishes to take advantage of the Revitalization incentives of the CDBG program must first submit a properly adopted Redevelopment Plan for the proposed area that meets the requirements of the Georgia Urban Redevelopment Act pursuant to O.C.G.A. 36-61-1 et seq. Such plan should include a map of the proposed revitalization area indicating that the area is composed of one of more census block groups with a 20 percent or greater poverty rate.
  - 2) Map Requirements: Applications shall contain three copies of a map of the revitalization area. Such map shall be prepared in accordance with the minimum map standards and specifications as outlined in the CDBG Application Manual.

### Strategy Plan Requirements:

- 1) Citizen Participation –Along with the area map and description submitted, the locality must provide evidence that a local citizens’ participation process was used that not only meets the requirements of 24 CFR 91.115 and 24 CFR 570.486(a), but also demonstrates that local residents fully support the proposed strategy. Such evidence may include, but is not limited to, minutes and advertisements of public meetings, advisory committee lists and minutes, letters of support from participating organizations and signed petitions from area residents.
- 2) An Opportunity Zone designated pursuant to O.C.G.A. 48-7-40.1 (c.) (4) will generally be assumed to meet the Local Redevelopment Tools Criterion at Section H.
- 3) Local Revitalization Area designation is valid for three years at which time the sponsoring entity must reapply for designation with DCA. If the community desires to alter the boundaries of an approved Revitalization Area in the interim, an amended map and any additional pertinent information must be submitted to DCA for approval.
- 4) Applications for designation must include an assessment of the economic conditions of the proposed area to include:



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- Taxable value of property for the most recent tax year available, using a spreadsheet that lists each parcel number, address, value, and showing the sum of the total value of the area.
  - Number of business/ occupational licenses issued, if applicable.
  - Number and value of building permits issued.
  - Opportunities available for economic development improvement.
  - Problems likely to be encountered.
- 5) Each year, designated Revitalization Area managers must submit a performance report to DCA that includes the activities and projects undertaken in the area and information on the economic conditions of the revitalization strategy area that includes:
- Net property tax digest of all property within the area
  - Number of business/occupational licenses issued within the area
  - Number of jobs created or retained within the area
  - Building permits issued by number and value
  - Amount of any private investments
  - Amount of any public investments
- 6) There is no limit to the number of revitalization areas a community may designate, although parcels within a single designated area must be contiguous.

### I. Bonus Points for Readiness to Proceed

A maximum of five bonus points may be earned through the demonstration of a project's readiness to proceed. Points may be earned through the documentation in the application that: 1) all engineering and architectural plans are finalized and have been approved by appropriate local, state or federal authorities; 2) plans and specifications are finalized and have been approved by appropriate local, state or federal authorities; 3) all environmental reviews (including the CDBG NEPA review) and environmental permitting have been completed; 4) procurement documents/processes are ready to proceed; and 5) all real-estate (including easements and right of ways) needed for the project has been acquired in accordance with applicable requirements and is available for the project. Other equivalent documentation may be provided for housing applications that demonstrate readiness to proceed upon project award.

### Final Ranking and Grant Selection

The points received by each applicant on the rating factors will be totaled and the total scores ranked accordingly. Grant awards will be based on this final ranking to the extent funds are available. In case of ties, the applicant with the highest percentage of funds benefiting low- and moderate-income persons will be given priority.

### Matching Requirements for the Regular Annual Competition

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All awards under the regular annual competition (except for single-activity housing grants) have the following minimum match requirements.

- 0% for amounts up to \$300,000 in CDBG funds
- 5% of amounts from \$300,001 to \$500,000, and
- 10% of amounts over \$500,000.

The match amount must be cash (not "in-kind") and can be from any public or non-public source. Within certain limitations, applicants may count the costs of preparing their CDBG Annual Competition application towards their required cash match.

### **Immediate Threat and Danger Program (ITAD)**

Up to \$500,000 from each federal fiscal year's allocation to DCA for CDBG will be set-aside for this program. The Immediate Threat and Danger Program is intended to respond to events or situations which have a particular urgency and uniqueness which adversely affect or impact the health or welfare of the community and its citizens and where other financial resources are not available to meet such need. To be considered, the event or situation must have a sense of urgency and be of recent origin or have recently become urgent. Recent origin is defined as a condition that has developed or become critical generally within 18 months of application. Ample description of the cause of the threat and probable ramifications must be provided. Grant amounts under this program generally cannot exceed \$50,000.

Generally, a grant awarded under this program cannot be more than 50% of the project cost. The applicant (local government) must provide at least 10% of the project cost. These requirements may be waived in extraordinary circumstances. In case of a "major disaster," the Commissioner will determine the extent of DCA involvement. The Commissioner may waive the maximum grant amount and other requirements in case of a "major disaster."

### **Application and Review Procedures**

Applications can be submitted at any time and funds will be awarded to eligible applicants who meet the threshold described above, as long as funds remain in the set-aside amount. Applications must include a certification that other financial resources are not available to meet the identified needs; the situation poses a serious and immediate threat, and identifies the other sources of project funding.

Upon receipt of a request for assistance, DCA staff will review the application for completeness and degree of urgency. Staff may visit the locality to inspect the problem cited by the applicant and may consult with other appropriate state, federal or local agencies to determine the extent of the threat prior to funding decisions. After staff recommendations, the Commissioner, using the same criteria and based on staff recommendations, will approve or deny the request and transmit the decision to the local government.

**Employment Incentive Program (EIP)**

The Employment Incentive Program (EIP) is intended to facilitate and enhance job creation and/or retention, principally for low and moderate income persons, by providing a flexible and expedient funding cycle that is responsive to expanding economic opportunities at the local level.

Any activities identified in Section 105 of the Housing and Community Development Act of 1974, as amended, are eligible. For purposes of the Employment Incentive Program, activities are eligible only to the extent that the funded activity creates tangible employment principally for low- and moderate-income persons. In addition, proposed activities must be based on firm written commitments from eligible subrecipients. The proposed activity may not be speculative in nature. NOTE: For purposes of the EIP program, the term “subrecipient” should generally be interpreted as “business.” However, in some cases where EIP funds are to be passed through a local development authority, the development authority itself would also be a “sub-recipient” subject to the same rules and regulations as the benefiting business.

Examples of eligible activities, which may be funded, include, but are not limited to, the following:

- 1) Activities carried out by units of general local government or public or private nonprofit subrecipients including: a.) acquisition of real property; b) acquisition, construction, reconstruction, rehabilitation, or installation of (except for buildings for the general conduct of government) public facilities, site improvements, and utilities, and c) commercial or industrial buildings, structures and other real property improvements.
- 2) Provision of direct assistance to private for-profit entities, when the assistance is appropriate to carry out an economic development project. However, unless such assistance has been approved by DCA for use in or in conjunction with a DCA- approved “secondary market” program that would fund CDBG-eligible activities with private rather than public funds, such assistance may not be in the form of outright grants, guarantees, or technical assistance. In addition, financial assistance to private for-profit entities must be made contingent upon firm commitments of financial participation from other private sources such as banks or the private for-profit entities themselves. Such assistance must also create or retain permanent jobs principally for low- and moderate-income persons.
- 3) Provision of assistance to local development entities and other local nonprofit corporations to fund facilities that assist low- and moderate-income persons to acquire employment, the employment skills, and/or basic educational training to become more effective participants in the local economy. Eligibility for such activities will be limited to “new” activities that have not previously been

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undertaken by the unit of general local government or local development entity.

For each activity funded under the Employment Incentive Program, at least 51% of all jobs to be created or retained because of the EIP project must be documented to be either “available to” or “taken by” or retained by persons defined as low- and moderate-income by DCA. Prior to project close-out, at least 51% of all jobs created must be documented to have been “taken by” persons defined as low and moderate income.

For an activity or project that retains jobs, the unit of local government and proposed subrecipient must document that jobs would actually be lost without the EIP assistance and that at least 51% of the total existing jobs are currently held by low- and moderate-income persons.

For employment skill enhancement and/or basic educational training activities/ services, at least 51% of the recipients of such services must be documented to have been low- and moderate-income persons at the time such services were provided. Grant amounts under this program will generally not exceed \$500,000 per award. The maximum grant amount may be increased if warranted by extraordinary public benefit to be achieved by a particular project.

Administrative and closing costs paid with EIP funds shall be limited to 6% of the grant award amount. The administrative cost limitation is applicable whether costs are paid directly to the recipient or financed as a portion of an EIP subrecipient loan. In cases of loan foreclosure, DCA may, on a case by case basis, allow additional administrative and legal expenses to be paid out of loan and/ or foreclosure proceeds.

### Funds Set-aside for the EIP Program

Up to eight million (\$8,000,000) dollars from the FFY2012 allocation to the State for the CDBG Program will be set-aside for this program.

Funds remaining in the set-aside at the end of the fiscal year may be returned to an “active status” and may be used to fund EIP applications under a subsequent fiscal year or transferred to any of the other funding categories or for State Administration, subject to the limitations of the Housing and Community Development Act. In addition, the Commissioner of DCA may adjust the EIP program set-aside periodically during the 2012 Program Year based on demand for the set-aside.

### EIP Application Procedures

The application procedure for the Employment Incentive Program includes an initial project assessment and application phase. Local governments may submit applications for consideration at any time regardless of whether an initial project assessment has been approved. The purpose of the initial project assessment is to determine eligibility of a proposed project and the possible competitiveness under the funding criteria

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outlined below. While an initial assessment is not required, DCA strongly encourages potential applicants to contact DCA to arrange an initial project assessment meeting prior to submitting an application.

Applications may be submitted individually by one unit of general purpose local government, or jointly, by two (2) or more units of general purpose local government. Joint submissions must contain a copy of the Cooperating Agreement entered into by the cooperating units of government. The Agreement should designate the unit of local government that will serve as lead applicant. Applications for the EIP program must be submitted in conformance with the format and applicable instructions specified by DCA.

The locality submitting the EIP application must hold a public hearing in accordance with the requirements of Georgia's CDBG Program Regulations.

### Rating and Review Procedures for the EIP Program

Upon its receipt, an application shall be rated against the rating and selection factors specified below, using any additional and/or supplemental information, data, analyses, documentation, commitments, assurances, etc. as might be required or requested by DCA for purposes of evaluating, rating, and selecting applicants under this program. Applications that contain insufficient information or documentation to be evaluated and rated may be returned to the locality for further information.

The staff may conduct site visits and hold discussions with applicants and proposed sub-recipients for the purposes of confirming and evaluating information contained in the pre-application or application. Staff may also consult with other appropriate government and private entities in the course of reviewing and evaluating information contained in pre-applications and applications.

The scores obtained for the various selection factors will be totaled and applicants with scores of at least 300 points that meet all appropriate funding criteria, that conform to the objectives of Title I of the Community Development Act of 1974, as amended, and that can be carried out in compliance with all applicable federal, state or local law, regulations or requirements will be funded until funds are exhausted. In cases where fundable applications exceed available funds, the applicant with the highest number of jobs benefiting low and moderate-income persons will be given priority. EIP applications will be rated and scored against each of the following factors:

### Review Factor Maximum Points Available

Demographic Need	120 points
Program Feasibility	110 points
Program Impact	110 points

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Program Strategy 110 points

Bonus (for Return of RLF Assets) 25 points

Total Available Points 475 points

### A. Demographic Need (120 points)

- Absolute Number of People in Poverty (40 points)

All eligible local governments will be compared in terms of the absolute number of people whose incomes are below the poverty level. Individual scores will be obtained by dividing each government's absolute number of persons in poverty by the greatest number of persons in poverty of any eligible local government and multiplying by 40.

- Percent of People in Poverty (40 points)

All eligible local governments will be compared in terms of the percentage of people whose incomes are below the poverty level. Individual scores will be obtained by dividing each government's percentage of persons in poverty by the highest percentage of persons in poverty of any eligible local government and multiplying by 40.

- Per Capita Income (40 points)

All eligible local governments will be compared in terms of their per capita income. Individual scores will be obtained by dividing each government's per capita income into the lowest per capita income of any eligible local government and multiplying by 40. Demographic scores will be based on the latest available data, consistent as of the same point in time for each factor. Scores will be based on county data.

### B. Program Feasibility (110 points)

The following factors will be considered:

- Organizational status of the business
- The past credit history of the business
- The business' historical sales and financial performance
- Viability of the business model
- Management capacity
- The reasonableness of the business' financial and market projections and assumptions
- An assessment of the business management and development team's ability

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to carry out the project as proposed

- The proposed project's compliance with the federal appropriateness requirements including underwriting and public benefit (For direct loans this requires the complete disclosure of sub-recipients' financial situation)
- Verification of project costs
- Verification of project financing sources
- Adequacy and reasonableness of the job commitment
- Completeness of any needed engineering plans and specifications
- Documentation that the project can be carried out in accordance with federal, state, and local laws, regulations, and permitting requirements
- Verification of control of any required property

Points for feasibility will be awarded by a staff review panel, in accordance with the levels below, based on how well the applicant addresses the feasibility factors.

Level One: Poor 0

Level Two: Below Average 27.5

Level Three: Average 55

Level Four: Good 82.5

Level Five: Excellent 110

### C. Program Impact (110 points)

The following factors will be considered:

- Number of jobs created and/or retained
- EIP cost per job
- Availability of jobs to low- and moderate-income persons
- Quality of jobs and employee benefits
- Project's impact on local unemployment rates

A staff review panel will award points for impact, in accordance with the levels below, based on how well the applicant addresses the impact factors.

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- |                            |      |
|----------------------------|------|
| • Level One: Poor          | 0    |
| • Level Two: Below Average | 27.5 |
| • Level Three: Average     | 55   |
| • Level Four: Good         | 82.5 |
| • Level Five: Excellent    | 110  |

### D. Program Strategy (110 points)

The following factors will be considered:

- The ratio of private funds to EIP funds (To receive maximum points, a minimum ratio of at least 1 to 1 is generally required)
- Documentation that the public benefits to be achieved are reasonable and, to the extent practicable, EIP funds will not substitute for other available funds;
- Adequacy of financing strategy (adequacy of equity injection, collateral, and loan terms)
- Relationship between the subrecipient's infrastructure needs and the size and capacity of any infrastructure to be provided
- Validity of subrecipient's commitment to fulfill hiring and investment commitments (including whether the subrecipient has agreed to provide a letter of credit or other surety to "bond" its performance)
- Local government's financial condition, as applicable
- Project's conformance to local planning and development strategy and compliance with the Georgia Planning Act
- Project's conformance to federal, state, and local laws and regulations
- Relationship to overall objectives of the EIP and CDBG Program, including the extent of benefit to persons of low- and moderate-income

A staff review panel will award points, in accordance with the levels below, based on how well the applicant addresses the strategy factors.

- |                            |      |
|----------------------------|------|
| • Level One: Poor          | 0    |
| • Level Two: Below Average | 27.5 |



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- Level Three: Average 55
- Level Four: Good 82.5
- Level Five: Excellent 110

### E. Bonus for Return of RLF Assets (25 points)

Localities which have a local Revolving Loan fund (RLF) or loan receivable capitalized with EIP or CDBG proceeds may, at their discretion, return the RLF assets to the State in exchange for greater consideration and access to future EIP financing for eligible projects. The consideration will consist of an extra 25 points for use in any one EIP funding decision. In order to receive the points, a locality must return all RLF assets to the state to remove itself from the administrative requirements of the RLF program. This will generally require that a locality "sell" its loan receivables and return all cash on hand to DCA. For projects that would otherwise not score sufficient points to be funded, bonus points may be awarded at the discretion of the EIP application review panel.

Any assets returned to the state will be added to the state's existing CDBG allocation or used to capitalize a statewide revolving loan fund and used to fund additional economic development projects.

### Special Provisions for EIP Capitalized Local Revolving Loan Funds

DCA may permit localities which have or will receive revenue (principal, interest or other payments) from EIP or other CDBG loans or leases to retain that revenue. This can be approved so long as it is used for the same activity that generated the revenue and also used in accordance with the requirements of this regulation and any other applicable federal, state, or local law, regulation, contract, guidance manual or memoranda.

For localities that will retain program revenue, DCA will require that such revenue be deposited into a separate revolving loan fund (RLF) account that bears the local government's name and used only to carry out specific Title I eligible activities. The RLF must be created by a local resolution and implemented by local policies and procedures approved by DCA.

Localities allowed to retain program revenue must ensure that the RLF is adequately managed. DCA will categorize the RLF as being adequately managed so long as the following responsibilities are being met:

- a) Maintenance of an accounting and financial management system that complies with generally accepted accounting principles and DCA's guidelines for RLF financial management systems
- b) Compliance with DCA's reporting requirements for local RLFs

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- c) Operation of the local RLF in accordance with DCA approved policies, procedures, and federal, state, and local law, regulation, contracts, guidance manuals and memoranda
- d) Maintenance of a loan review and selection committee with the capacity to review and analyze loan requests and determine whether such requests represent prudent investments as defined by generally accepted underwriting criteria
- e) Maintenance of a loan packaging and structuring capacity that meets appropriate underwriting standards for security and documentation
- f) Maintenance of a loan servicing and monitoring capacity which ensures that loan payments are collected, that loan covenants are enforced, and that loan security is maintained
- g) Maintenance of a loan portfolio which represents investments in businesses engaged in sound business purposes that have demonstrated tangible employment of low and moderate income persons as defined by DCA
- h) Attendance at DCA-sponsored training workshops that will be held periodically for purposes of training local RLF administrators

To assist with the financing of a local RLF program's administrative cost, DCA will allow (on an annual basis) the greater of 6% or \$2,500 of interest earned by the RLF to be used for administration and audit costs. In certain foreclosure and/or hardship situations, DCA may allow additional amounts to be expended for administrative, audit, or legal costs.

Localities allowed to retain program revenue must also ensure that the RLF is utilized in a timely and efficient manner. DCA will categorize a RLF as being adequately utilized so long as the following criteria are met:

- A) The RLF is used to continue the same activity which generated the program revenue; and
- B) The RLF's cash balance shall not exceed \$125,000 or 30% of total RLF assets, whichever is greater.

Should a locality be unable to utilize the RLF in accordance with items a) and b) above, the locality may request DCA to waive the provisions. DCA may grant waivers when it is determined that sufficient future activity is probable or the locality is taking steps to ensure future activity.

### **Redevelopment Fund**

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The Redevelopment Fund provides flexible financial assistance to local governments to assist them in implementing challenging economic and community development projects that cannot be undertaken with existing public sector grant and loan programs. The Redevelopment Fund will reward locally initiated public/private partnerships by providing financing to leverage private sector investments in commercial, downtown and industrial redevelopment and revitalization projects that need Redevelopment Fund investment to proceed.

While all projects funded under the Redevelopment Fund that create or retain jobs must make 51% of the jobs available to low- and moderate-income persons, the Redevelopment Fund will allow projects to be approved using an “eliminating slums or blight” national objective. The “slum or blight” emphasis will allow smaller scale projects (in downtowns, blighted industrial areas, etc.) to be competitive for Redevelopment Fund financing.

The Redevelopment Fund may support and extend DCA’s existing CDBG programs in order to allow redevelopment projects with “challenging economics” to be made competitive for DCA, private and other public funding investments.

### Applicable Law and Regulation

Title I of the Housing and Community Development Act of 1974, as amended; the federal implementing regulations applicable to the State Community Development Block Grant Program (24 CFR Part 570); and DCA's Program Regulations and guidelines for the Georgia State Community Development Block Grant (CDBG) Program and the Redevelopment Fund, as amended.

### Eligible Activities

Eligible activities under the Redevelopment Fund are those identified in Title I of the Housing and Community Development Act of 1974, as amended; and all eligible activities under DCA’s EIP, CDBG, and CDBG Loan Guarantee (Section 108) program. Activities are eligible to the extent that the funded activity meets the slum or blight national objective. When justified by benefits or need, the Commissioner of DCA may approve projects on a case by case basis based on any CDBG program national objective. Proposed activities must be based on firm written commitments from local governments and eligible subrecipients. NOTE: For the Redevelopment Fund, the term "sub-recipient" may generally be interpreted as a business or corporation. However, in cases where Redevelopment Funds are to be loaned to or passed through a local development authority, the development authority itself would also be a "sub-recipient" subject to the same rules and regulations as a benefiting business or corporation.

### Funding

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Up to \$1,500,000 or three percent (3%) (whichever is greater) from each federal fiscal year's allocation to DCA for the CDBG Program will be set-aside for this program.

Funds remaining in the set-aside at the end of the fiscal year may be returned to an "active status" and may be used to fund Redevelopment Fund applications under a subsequent fiscal year or transferred to any of the other funding categories or for state administration, subject to the limitations of the Housing and Community Development Act. In addition, the Commissioner of DCA may adjust the EIP program set-aside periodically during the 2011 Program Year based on demand for the set-aside.

Certain Redevelopment Fund activities may generate program income that may be returned to the Department in accordance with the provisions contained in 24 CFR Part 570.489(e) and (f). Any Redevelopment Fund program income returned to the Department will be held in a separate state revolving loan fund account that will be established to support Redevelopment Fund activities. The state revolving loan fund's administrative and eligibility requirements are identical in all respects to those for the Redevelopment Fund set-aside; however, any program income in the revolving fund will be disbursed before and prior to any funds from the Redevelopment set-aside.

### Grant Amount

The grant amount is up to \$500,000. In cases of projects with exceptional public benefits or need, the Commissioner of DCA may raise the allowable grant amount.

### Application Procedures

The application procedure for the Redevelopment Fund Program includes an initial project assessment and application phase. Local governments may submit applications for consideration at any time regardless of whether an initial project assessment has been approved. The purpose of the initial project assessment is to determine eligibility of a proposed project and the possible competitiveness under the funding criteria outlined below. While an initial assessment is not required, DCA strongly encourages potential applicants to contact DCA to arrange an initial project assessment meeting prior to submitting an application.

Applications may be submitted individually by one unit of general purpose local government, or jointly, by two (2) or more units of general purpose local government. Joint applications must contain a copy of the Cooperating Agreement entered into by the cooperating units of government. The Agreement should designate the unit of local government that will serve as lead applicant. DCA strongly encourages potential applicants to contact DCA to arrange an initial project assessment meeting prior to submitting an application.

The purpose of the initial project assessment process is to evaluate a proposed project to determine if the proposal meets the funding threshold outlined below.

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Applications for the Redevelopment Fund must be submitted in conformance with the format and applicable instructions specified by DCA.

### Rating and Review Procedure

Applications will be rated and points awarded based on the following point system. In order to be funded, an application must achieve a minimum score of 425:

<u>Factor</u>	<u>Maximum Points</u>
1. Demographic Need	120
2. Project Feasibility	210
3. Project Strategy and Innovation	240
<u>4. Leverage of Additional Resources</u>	<u>30</u>
Total Maximum Points	600

#### A) Factor 1: Demographic Need

Demographic Need points will be calculated by DCA based on three factors. Submission of data with respect to “Demographic Need” is not required. The number and percentage of persons in poverty will be based on the most recent Census data that is consistent as of the same point of time for all applicants. Per capita income will be based on the most recent available data that is consistent as of the same point of time for all applicants.

- Absolute number of people in poverty: Applicants will be compared in terms of the number of persons whose incomes are below the poverty level. Scores will be obtained by dividing each applicant’s number of persons in poverty by the greatest number of persons in poverty of any applicant and multiplying by 40.
- Percent of people in poverty: Applicants will be compared in terms of the percentage of population below the poverty level. Scores will be obtained by dividing each applicant’s percentage of persons in poverty by the highest percentage of persons in poverty of any applicant and multiplying by 40.
- Per capita income: Applicants will be compared in terms of their per capita income. Scores will be obtained by dividing each applicant’s per capita income into the lowest per capita income of any applicant and multiplying by 40.

#### B) Factor 2: Feasibility

Feasibility points will be based on an analysis of how each application addresses the following factors: eligibility of proposed activity; reasonableness of cost; compliance

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with applicable state and federal laws; project timetables; confirmation of all required resources; completeness of proposed plans and specifications; reasonableness of any sub-recipient's proposed business plan(s) and financial projections; reasonableness of any site clean-up proposal and plan; and conformance with applicable underwriting and review requirements contained in 24 CFR Part 570.

Points for feasibility will be awarded by a DCA staff review panel as follows:

Level One (Poor)	-0-
Level Two (Fair)	52.5
Level Three (Good)	105.0
Level Four (Very Good)	157.5
Level Five (Excellent)	210.0

### C) Factor 3: Strategy

Strategy points will be based on the following factors: an analysis of the severity of need; documentation that a project's public benefits will exceed project costs; documentation that the proposed strategy meets the eligibility criteria and a national objective of the CDBG Program; documentation that the project complies with all local ordinances, state law and state regulations. Points will be awarded by a DCA staff review panel as follows:

Level One (Poor)	-0-
Level Two (Fair)	60.0
Level Three (Good)	120.0
Level Four (Very Good)	180.0
Level Five (Excellent)	240.0

### D) Factor 4: Leverage

Leverage points will be awarded based on a firm commitment of additional resources directly related to the project, including capital costs and new funds for operation of any proposed program(s). The "leverage ratio" of other private or public funds will be the criterion considered. A minimum leverage ratio of 1 to 1 must be documented in order to receive points under this criterion. A "reasonable" value must be assigned to donated and "in-kind" items. The leverage score will be calculated based on the total value of leverage for each applicant. Applications with no leverage will receive no points. Points will be awarded by a DCA staff review panel as follows:

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Level One (Poor)	-0-
Level Two (Fair)	7.5
Level Three (Good)	15.0
Level Four (Very Good)	22.5
Level Five (Excellent)	30.0

### **Rental Housing Construction and Rehabilitation**

This activity involves a competitive annual application process that is done in conjunction with the submission of Low-income Housing Tax Credits. Below is a list of the scoring criteria and weight for each category. Further details can be found in DCA's 2013 Qualified Allocation Plan which can be found at the following link:

[http://www.dca.ga.gov/housing/HousingDevelopment/programs/documents/2013QualifiedAllocationPlan\\_000.pdf](http://www.dca.ga.gov/housing/HousingDevelopment/programs/documents/2013QualifiedAllocationPlan_000.pdf)

- Application Completeness/Financial Adjustments/Organization (10 points)
- Deeper Targeting/Rent and Income Restrictions (4 points)
- Desirable and Undesirable Characteristics (12 points)
- Community Transportation Options (3 points)
- Brownfield (2 points)
- Sustainability of the Development (3 points)
- Stable Communities/Redevelopment/Revitalization (10 points)
- Phased Development/Previous Projects (3 points)
- Market Issues (2 points)
- Waiver of Qualified Contract Rent/Tenant Ownership Plan (2 points)
- Nonprofit Involvement (3 points)
- Rural Developments (3 points)
- Involvement in DCA Community Initiatives (1 point)
- Leveraging of Resources (7 points)
- Superior Project Concept and Design (6 points)
- Integrated Supportive Housing (6 points)
- Historic Preservation (3 points)
- Compliance/Performance (10 points)

### **Preservation**

The CHIP Program may be used for down payment assistance or owner-occupied rehabilitation. Recipients of CHIP funding are also selected based upon an annual application process. The criteria used to score these applications may include, but is not limited to the following:

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- Priority to serve households under 50% AMI
- Quality and Extensiveness of Affirmative Marketing Plan
- Subrecipient Staff Capacity
- Evidence of Demand for the Activity
- Quality of the Proposed MBE/WBE Outreach Plan
- Quality of the Section 3 Outreach Plan
- Priority to Serve Elderly Households
- Level of Geographic Targeting for Assistance
- Energy Efficiency of Proposed Activities
- Visitability Improvements Completed
- Level of Poverty in Targeted Areas
- Location in participating Georgia Initiative for Community Housing Area
- Location in a Presidentially-declared Disaster Area
- Level of Match Commitment
- Applicant Past Performance

### **Georgia Dream Program**

This is an ongoing program that is open to first-time home buyers throughout the state. Funds are provided as they are available in the form of loans that must be paid back when the buyer ceases to occupy the property as their primary residence.

### **Single-family Housing**

Funds will be provided to applicants through an annual competition. Scoring will be based upon such factors as applicant capacity, experience, availability of other funds, location of the project, evidence of a market for home buyers, and overall project viability.

### **Tenant-Based Rental Assistance**

Assistance provided under this program will be provided to participants based upon their level of need and eligibility under HOME Program requirements. For the FFY2013 program year, the targeted group will be for special needs households with disabilities. Tenants for the program will be referred for the program based upon their participation in other State programs providing housing or supportive services.

### **CHDO Operating Assistance**

Nonprofit organizations will apply annually to be certified as a CHDO. For those that meet the criteria, operating assistance grants will be awarded based upon a determination by DCA of need and capacity and will be awarded first come, first serve. Funds may be awarded to applicants in amounts up to \$50,000 or 50% of their operating budget, whichever is larger.



**CHDO Pre-development Loan**

Certified CHDOs may apply for these funds once they have identified a potential development project for which they wish to seek acquisition and/or construction funds. Assistance will be awarded again on a first come, first served basis after DCA has determined that the project has the potential to be viable moving forward and the CHDO has submitted an application for funds.

**Emergency Solutions Grants Program (ESG)**

For the ESG Program, a competition for funds will be implemented that will include, but not be limited to, the threshold criteria named in the “Threshold Factors and Grant Size Limits” section, as well as other considerations such as project location related to demonstrated need, participation in collaborative networks and planning processes, and cost benefit analysis and recidivism rates for currently funded programs, etc. Lower scoring applications may not be funded.

General funding decisions for all agencies will be based upon:

- Completeness of the grant application,
- Lack of barriers to program entry,
- Proven track record of serving program participants with high needs,
- Cost benefit analysis of prior programs,
- Extent to which the applicant demonstrates an understanding of the new HEARTH regulations and HUD priorities for the ESG program
- Past performance including --
  - ❖ monitoring compliance,
  - ❖ HMIS or ALICE compliance,
  - ❖ bed utilization, and
  - ❖ the ability to meet reporting deadlines successfully
- Strength of program design and implementation strategy. Applicants should use of reputable data to describe need (homeless counts), clients served, local coordination, goals, outputs, outcomes, etc.),
- Procurement of outside resources,
- Extent to which programs result in increased housing stability / permanent housing outcomes for clients,
- Organizational development and experience,
- Budgeting and financial reporting,
- Efficient and effective use of HMIS, adherence to HMIS policy and procedures, and ability to deliver data of high quality
- Adherence to DCA housing support standards, and Other relevant factors.
- Applicants requesting funds for multiple programs may receive funds for some, but not all, programs.
- Extent to which program serves exclusively (100%) “homeless” persons;

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- For services, the degree to which the application demonstrates that mainstream services for transportation, childcare, mental health, addiction, etc. Are not available for the program;
- Consistency with local need, conformance to local plans, and service delivery strategy;
- Extent to which proposal meets priorities outlined in the continuum of care plan appropriate to the project;
- Other funding for programs available to the applicant from Federal, State and local government sources
- (SHP, CJCC, DHR, CDBG, etc.);
- Amount of funds requested, prior award amounts and prior utilization of funds;
- Degree of compliance demonstrated during DCA monitoring visits or in desk audits;
- Relative quality of housing or standards for services to be provided;
- Amount of funds requested;
- Level of service (numbers of persons, hours of service, etc.);
- Standard costs for housing and services;
- Value of applicant's contributions (cash and in-kind);
- Demonstrated ability of the agency to move homeless individuals into housing; or demonstrated ability of the organization to increase housing stability of homeless individuals
- Demonstrated ability of the agency to provide necessary services to homeless individuals or through documented MOU's or letters of agreement with other service providers.

DCA staff will utilize a points system during application review to ensure that the limited pool of funding received is used in the most effective way possible. Individual scores by program may be assessed for completeness of the application; past performance (including bed utilization and reporting); implementation strategy (narrative describing need, clients served, local coordination, goals, outputs, outcomes, etc.); procurement of outside resources; the extent to which programs result in increased housing stability for clients; organizational development and experience; budgeting and financial reporting; efficient and effective use of HMIS; adherence to DCA Housing Support Standards (HSS) and other relevant factors. Applicants requesting funds for multiple programs may receive funds for some, but not all, programs.

In addition to all other federal, state and local laws and regulations, all activities must be implemented in full compliance with pertinent HUD ESG Program regulations published at 24 CFR § 576.

Funding decisions will be based on a number of factors, including but not limited to, those stated in the "Threshold Factors and Grant Size Limits" section. Thresholds for

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program consideration generally include the eligibility of the described population to be served, the “eligibility” of described activities, minimum criteria for organizational capacity, community or service area need, HMIS performance, past or projected program performance, application responsiveness to timeliness and information requested, as well as other relevant factors, as determined by DCA. Threshold considerations may also include any of the criteria named in the “Threshold Factors and Grant Size Limits” section.

All applicants are expected to provide at least a 100% match consisting of documented non-McKinney resources. Match may include the value of any lease on a building, any salary paid to staff to carry out the program, and the value of the time and services contributed by volunteers to carry out the program at a rate determined by DCA. Exceptions may be considered by DCA on a case by case basis.

**If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)**

Detailed criteria were described herein. Additional details are, however, described in application manuals and other state publications. See the web link below:

<http://www.dca.ga.gov/communities/CDBG/index.asp>

**Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government and non-profit organizations, including community and faith-based organizations? (ESG only)**

For the ESG Program, both HUD and HTF ESG funds are available to nonprofit organizations (including community and faith-based organizations) and local government entities. Local units of government are eligible to apply. To the extent determined under State law by HTF and DCA, private, secular or faith-based nonprofit organizations are also eligible to apply for funds. Nonprofit organizations must demonstrate collaboration with local mainstream service providers and local homeless provider groups. Applicants are expected to participate in continuum of care planning appropriate to the jurisdiction where their activities are located to the satisfaction of those jurisdiction(s).

According to Federal law and regulation, the term "private nonprofit organization" means a secular or religious organization described in section 501(c) of Title 26 that is exempt from taxation under Subtitle A, has an accounting system and a voluntary

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board, and practices nondiscrimination in the provision of assistance in a manner that is free from religious influences.

According to the State law, 'nonprofit organization' means any corporation, trust, association, cooperative, or other organization that is operated primarily for scientific, educational, service, charitable, or similar purposes in the public interest; is not organized primarily for profit; and uses its net proceeds to maintain, improve, or expand its operations. The term nonprofit organization includes nonprofit institutions of higher education and hospitals.

While all programs must be provided in a manner that is free from religious influences, it should be noted that the Georgia Constitution allows the State Housing Trust Fund for the Homeless to expend funds "... for programs of purely public charity for the homeless, including programs involving the participation of churches and religious institutions ...".

Under State law, DCA must collect and evaluate organizational and financial information from nonprofit organizations in order to establish the capacity of the nonprofit organization prior to making an award, and to report funding amounts to the Georgia Department of Audits and Accounts. Current or past DCA grantees must also be in compliance with all DCA programs and grant agreements to apply for and receive funds under this program.

Applications submitted after the deadline established by DCA will not be considered for funding. The Commissioner of DCA or staff designated by the Commissioner shall have the authority to make awards from funds allocated by HUD or reserved by the HTF Commission for the HUD and HTF ESG programs.

DCA will solicit information about application submission and application development workshops by email from every person on its HTF "contacts" mailing list. Notices will also be emailed to local government representatives, regional commissions, DCA regional representatives, and other groups with local and regional interests. Notice will be published on the DCA website, and all persons receiving notice will be asked to share the notice with others within the state, their region or their community with an interest. Application development workshops will be held in at least four (4) locations around the state.

The entire application process will be conducted online with a 2-part deadline. All interested applicants must complete a "Notice of Intent" and submit required organizational documentation online before completing the application. The key dates follow:

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For Part 1, new and returning ESG applicants must submit an online “Notice of Intent (NOI)” to apply by Sunday, March 31, 2013 Online Before 5:00 p.m. In addition, the prospective applicant will submit the name, type and location for each program for which funds may be requested. Once prospective applicants submit their online NOI, they will receive a login and password by email from DCA that will enable the organization to complete additional information requests online. Applicants can register for this year’s competition at:

<http://htf.dca.ga.gov/HF/HTFOnline/HTFOnlineLogin2013.htm>.

Prospective applicants must submit or update all organizational information by this same date. Prospective applicants that do not meet this deadline will not be considered for funding. All prospective applicants must make a 100% online submission of organizational information. This submission will provide DCA with information on the prospective applicant that includes complete contact information, current Georgia Secretary of State Registration, IRS 501c3 determination, agency articles of incorporation, organization’s board list, organization’s board meeting minutes (most recent three meetings), organization’s staff list, organization’s full annual budget, organization’s current annual financial statement, and other information that may be required by DCA.

For Part 2, all ESG application submissions must be made to the satisfaction of DCA by prospective applicants prior to Tuesday, April 30, 2013, Online Before 5:00 p.m. Late applications will not be considered. Separate program applications must be made for each program type; outreach (and related services), shelter (and related services), transitional housing, homelessness prevention or rapid re-housing program, etc. proposed for funding. Complete, program by program information will be due on or before April 30, 2013 on prospective beneficiaries, program policy, HMIS implementation strategy, specific program budget detail, etc. Also due on or before this date will be original documents executed by the applicant, to include an application summary of all program requests, required certifications, local approval(s) (by program), and as applicable, certification of consistency with local HUD consolidated plans.

Among other requirements, and as referenced within the criteria section, ESG applicants should note that for 2013:

- \* Nonprofit organizations making application for ESG funds must obtain local government approval for housing or service programs located in local jurisdictions. Local approval is not required for local governments, authorities, and community service boards;
- \* All applicants for housing and service programs located within local HUD Consolidated Plan jurisdictions must obtain “certification of consistency” with the local HUD Consolidated Plan. Local HUD Consolidated Plan jurisdictions are the cities of Albany, Atlanta, Brunswick, Dalton, Gainesville, Hinesville,

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Johns Creek, Macon, Rome, Sandy Springs, Savannah, Valdosta and Warner Robins, the counties of Cherokee, Clayton, Cobb (including Marietta), DeKalb, Fulton (including Roswell) and Gwinnett, and the consolidated governments of Athens-Clarke, Augusta-Richmond and Columbus-Muscogee; and

- \* Existing and previous ESG or Continuum of Care grantees must be in full compliance with DCA Homeless Management Information System (HMIS) requirements at the time of application.

ESG application documents should be available on-line on or about March 15, 2013. For access to ESG application documents at that time, please go to <http://www.dca.ga.gov/housing/specialneeds/programs/esg.asp>.

Funding announcements should be available on or about July 1, 2013.

NOTE: Federal FY2013 funding authority is still pending authorization by Congress. Award announcements may be delayed pending budget authorization by Congress.

All grantees of ESG funding are expected to comply with the Georgia Balance of State Education Policy which lays out the requirements of agencies to ensure families access education resources.

DCA requires that each grantee establish and consistently apply policies and procedures for each ESG program administered by the grantee. All written standards require approval from DCA prior to implementation. No agency may request reimbursement prior to DCA's approval of the policies. As part of each program's policies and procedures, grantees must develop policies regarding termination of assistance to participants, complaints, appeals, and confidentiality procedures. Criteria for the Written Standards and Policies and Procedures can be found within the 2013 ESG Application Guidelines, and the full application guidelines can be found at: <http://www.dca.ga.gov/housing/SpecialNeeds/programs/documents/2013-2014ESGAPPLICATIONMANUAL.pdf>.

Georgia law requires contractors and subcontractors to file affidavits that they have registered and participate in a federal work authorization program intended to insure that only lawful citizens or lawful immigrants are employed by the contractor or subcontractor. Contractors must also file an affidavit to assure that they have legal status in the U. S.

All agencies awarded ESG funds are expected to comply with the Fair Housing Law requirements including all applicable provisions of the Americans with Disabilities Act (Title 42, United States Code Sections 12101–12213) and implementing regulations at

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Title 28, CFR, Part 35 (States and local government grantees) and Part 36 (public accommodations and requirements for certain types of short-term housing assistance).

**Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations. (HOPWA only)**

**Describe how resources will be allocated among all funding categories.**

### **CDBG Annual Competition**

#### **CDBG PROPOSED FUNDING ALLOCATION FFY2013/SFY2014**

<b>HUD Allocation</b>		<b>\$34,533,844</b>
<b>PROGRAMS</b>	State Administration	\$790,677
	Immediate Threat & Danger Program	Up to \$500,000
	The Redevelopment Fund	Up to \$1,500,000
	Employment Incentive Program	Up to \$8,000,000
	Technical Assistance	\$345,338
	Annual Competition	Minimum of \$23,397,829

**The amounts in the above Table are based on funds available for Program Year 2012. If the actual funded amount is different, adjustments will be made to the amounts set-aside for administration, technical assistance and the Annual Competition.**

### **Immediate Threat and Danger Program (ITAD)**

#### **Funds Set-aside for the ITAD Program (Also, see Table under CDBG Annual Competition)**

Up to \$500,000 from each federal fiscal year's allocation to DCA for CDBG will be set-aside for this program. In case of a "major disaster," the Commissioner will determine the extent of DCA involvement. The Commissioner may waive the maximum grant amount and other requirements in case of a "major disaster."

### **Employment Incentive Program (EIP)**

#### **Funds Set-aside for the EIP Program (Also, see Table under CDBG Annual Competition)**

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Up to eight million (\$8,000,000) dollars from the FFY2013 allocation to the State for the CDBG Program will be set-aside for this program.

Funds remaining in the set-aside at the end of the fiscal year may be returned to an "active status" and may be used to fund EIP applications under a subsequent fiscal year or transferred to any of the other funding categories or for State Administration, subject to the limitations of the Housing and Community Development Act. In addition, the Commissioner of DCA may adjust the EIP program set-aside periodically during the 2013 Program Year based on demand for the set-aside.

### **Redevelopment Fund**

#### **Funds Set-aside for the Redevelopment Fund Program (Also, see Table under CDBG Annual Competition)**

Up to \$1,500,000 or three percent (3%) (whichever is greater) from each federal fiscal year's allocation to DCA for the CDBG Program will be set-aside for this program.

Funds remaining in the set-aside at the end of the fiscal year may be returned to an "active status" and may be used to fund Redevelopment Fund applications under a subsequent fiscal year or transferred to any of the other funding categories or for state administration, subject to the limitations of the Housing and Community Development Act. In addition, the Commissioner of DCA may adjust the EIP program set-aside periodically during the 2011 Program Year based on demand for the set-aside.

Certain Redevelopment Fund activities may generate program income that may be returned to the Department in accordance with the provisions contained in 24 CFR Part 570.489(e) and (f). Any Redevelopment Fund program income returned to the Department will be held in a separate state revolving loan fund account that will be established to support Redevelopment Fund activities. The state revolving loan fund's administrative and eligibility requirements are identical in all respects to those for the Redevelopment Fund set-aside; however, any program income in the revolving fund will be disbursed before and prior to any funds from the Redevelopment set-aside.

### **Multifamily Housing**

Up to \$3.3 million in HOME funding will be made available for this program in FFY2013/SFY2014. In addition, program income is expected to also be made available for this activity. Resources will be allocated to this activity based upon an assessment of need, the results of the annual competition, and the amount of carryover funds that are available.

### **Community HOME Investment Program (CHIP)**

Up to \$3 million in HOME funds will be allocated to this activity in FFY2013/SFY2014. Additionally, program income may be allocated as it becomes available.



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### **Georgia Dream Down Payment Assistance Program**

Up to \$1 million in HOME funds will be allocated to this activity in FFY2013/SFY2014. Additionally, program income may be allocated as it becomes available.

### **Tenant-Based Rental Assistance**

An amount not to exceed \$1,000,000 in HOME funding will be allocated to this activity in FFY2013/SFY2014. In addition, program income may also be allocated as it becomes available.

### **CHDO Operating**

Up to 5% of the State's total FFY2013 HOME entitlement funds, or a projected \$748,343, may be allocated to this activity under the HOME regulations during this program year. The actual total will be determined by an assessment of need and the amount of carryover funds that are available.

### **CHDO Pre-development Loan**

Resources will be allocated to this activity based upon an assessment of need and the amount of carryover funds that are available.

### **ESG Program**

A total of \$3.8 million dollars is expected to be available for programs funded under the HUD ESG program. The HTF Commission is expected to make approximately \$1.6 million dollars available for the HTF ESG program. While the final amount of funds awarded in each specific category won't be known until after application review, and can be affected by the funding requests submitted, the State has an estimated goal of the following overall award amounts:

2013 Federal ESG allocation of funds: In year 1 of the 5-year Consolidated Plan period, the State expects to allocate approximately \$3.8 million under the HUD ESG program in the categories listed below. As the State works to assess strategies for reducing homelessness and providing services to some of the more vulnerable persons experiencing homelessness, specific funding within the categories listed for the following 4 years will be reassessed.

- Shelter \$1,300,000
- Rapid Re-Housing \$1,500,000
- Prevention \$500,000
- Outreach \$250,000
- HMIS \$250,000

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2013 State/HTF ESG allocation of funds: In year 1 of the 5-year Consolidated Plan period, the State expects to allocate approximately \$1.6 million in the categories listed below. As the State works to assess strategies for reducing homelessness and providing services to some of the more vulnerable persons experiencing homelessness, specific funding within the categories listed for the following 4 years will be reassessed.

- Transitional Housing \$635,000
- Essential Services \$635,000
- Hotel/Motel Vouchers \$300,000
- Project Homeless Connect \$30,000

**Describe threshold factors and grant size limits.**

### **CDBG Annual Competition**

#### Compliance Criteria

#### Eligible Activities

The eligible activities under Georgia's CDBG program are those activities identified in the Housing and Community Development Act of 1974, as amended. However, to be eligible for competition and/or award under the annual CDBG competition, the State has determined that each activity must be eligible under the Act and not less than 70% of its CDBG cost must benefit low- and moderate-income persons. (This provision does not apply to the Immediate Threat and Danger Grant Program, the CDBG Loan Guarantee Program, the Employment Incentive Program, or the Redevelopment Fund).

#### Restrictions on Eligibility for Competition and Award

##### Annual Competition Restrictions

- A) Only one single- or multi-activity application per general purpose local government, whether individually or jointly submitted, shall be eligible for competition.
- B) Only one single- or multi-activity award may be received by any general purpose local government.
- C) No recipient of a single- or multi-activity award shall be eligible to apply for or receive another single- or multi-activity award from the next fiscal year's except for recipients applying for activities within a DCA-approved Revitalization Area who may apply annually.

Local governments that receive designations for annual eligibility under item C above must show substantial progress in implementing and spending prior grants in order to receive subsequent awards. Criteria to be considered in measuring "substantial progress" include, but shall not be limited to, percentage of funds obligated and/or expended from prior grants.

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- D) This restriction under item C above does not apply to the Immediate Threat and Danger Program, the Employment Incentive Program, the CDBG Loan Guarantee Program, or the Redevelopment Fund. In addition, communities designated by DCA as a “Water First Community,” or participating in the Communities of Opportunity program may apply annually as described in the Application Manual. Water First communities must propose water improvements as the primary purpose of the grant in order to apply annually.
- E) Recipients of prior CDBG funding must resolve all outstanding audits, monitoring findings and/or other program exceptions that involve a violation of federal, state or local law or regulation prior to award of or submission of any application to the State. In addition, recipients who fail to substantially meet their proposed accomplishments in their current CDBG project or have missed significant deadlines imposed by the State or other applicable agencies may be penalized in the subsequent year’s Annual Competition.
- F) Paragraph C above shall not apply in the case of two or more counties applying together to carry out a project of regional impact. Such applications, however, which are not actually regional in nature (which could have been submitted by only one county), will be rejected.
- G) All CDBG recipients are expected to expend one hundred percent (100%) of all funds within twenty-four (24) months from the date of the grant award. The State reserves the right to recapture all unobligated funds after the expired period and impose restrictions on future applications to the State for funding.

### Maximum Grant Amounts

Annual Competition: Single Activity	\$	500,000
Annual Competition: Multi Activity	\$	800,000
Immediate Threat and Danger Program	\$	50,000
Employment Incentive Program	\$	500,000
The Redevelopment Fund	\$	500,000

Note that the maximum grant amount for the EIP or the ITAD Program may be increased. See program description and selection criteria for details.

### Immediate Threat and Danger Program (ITAD)

Immediate Threat and Danger Program	\$	50,000
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Note that the maximum grant amount for the Immediate Threat and Danger Program may be increased. See program description and selection criteria for details.

### Employment Incentive Program (EIP)

Employment Incentive Program	\$	500,000
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Note that the maximum grant amount for the Employment Incentive Program may be increased. See program description and selection criteria for details.

### **Redevelopment Fund**

The Redevelopment Fund \$ 500,000

Note that the maximum grant amount for the Redevelopment Fund Program may be increased. See program description and selection criteria for details.

### **Multifamily Housing**

HOME grants are limited to \$2.5 million under this program with a minimum grant request figure of \$1 million. The threshold factors involved in this program are as follows:

- Project Feasibility, Viability Analysis, and Conformance with Plan
- Cost Limits
- Tenancy Characteristics
- Required Services
- Market Feasibility
- Appraisals
- Environmental Requirements
- Site Control
- Site Access
- Site Zoning
- Operating Utilities
- Public Water/Sanitary Sewer/Storm Sewer
- Local Government Support and Community Engagement
- Required Amenities
- Compliance with Rehabilitation Standards (if applicable)
- Site Information and Site Development Plan
- Building Sustainability
- Accessibility Standards
- Architectural Design and Quality Standards
- Past Performance of Project Participants
- Compliance History Summary
- Eligibility for the Credit under the Nonprofit Set Aside
- Eligibility for the Credit under the Preservation Set Aside
- Eligibility for the HOME Loans under the CHDO Set Aside
- Additional HUD Requirements
- Required Legal Opinions
- Relocation and Displacement of Tenants

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- Marketing to Populations with Disabilities or the Homeless
- Optimal Utilization of Resources

Further details can be found in DCA's 2013 Qualified Allocation Plan which can be found at the following link:

[http://www.dca.ga.gov/housing/HousingDevelopment/programs/documents/2013QualifiedAllocationPlan\\_000.pdf](http://www.dca.ga.gov/housing/HousingDevelopment/programs/documents/2013QualifiedAllocationPlan_000.pdf)

### **Community HOME Investment Program (CHIP)**

The only threshold requirement needed to qualify for the CHIP Program relates to specific past experience administering a grant under the CHIP Program. This experience component relates to grant administrators as well as staff. Applicants must also be able to demonstrate specific experience in completing down payment assistance or rehabilitation grants depending upon the activities for which they are seeking funding.

Grantees are limited to a maximum grant of \$300,000 with an additional \$6,000 for administration.

### **Tenant-based Rental Assistance Program**

Persons to be considered for this program must be disabled in order to be considered for the program in FFY2013.

### **Single-family Housing**

Grant size limits will be based upon the demand for assistance and the proposed number of units to be completed under each program.

### **CHDO Operating Program**

All organizations considered for this program must be certified as a CHDO by DCA in order to be considered for operating assistance.

The maximum grant size under this program may not exceed \$50,000 or 50% of the total annual operating expenses of the applicant, whichever is greater.

### **CHDO Pre-development Loan Program**

All organizations considered for this program must be certified as a CHDO by DCA and have a specific project under development in order to be considered for pre-development loans.

The maximum grant size under this program is \$30,000.

### **ESG Program**

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As a threshold consideration, all applicants must demonstrate how their housing or service programs directly serve persons who are “homeless,” and demonstrate how the housing and services provided will improve housing stability for those persons. Applicants must describe homeless verification methods and how they will track outputs and outcomes (stable housing) for persons served.

Both HUD and HTF ESG funds are available to nonprofit organizations (including community and faith-based organizations) and local government entities. Agencies must demonstrate collaboration with local mainstream service providers and local provider groups that are dedicated to housing and service interventions that serve persons experiencing homelessness. Agencies must also participate in HUD-mandated continuum of care planning appropriate to the jurisdiction where their activities are located.

There are certain considerations that may result in an application being automatically returned or denied for funding without being scored. These threshold requirements include, but are not limited to –

- Substantially incomplete application, as determined by DCA,
- Serving ineligible populations (not homeless by HUD definition and verification standard);
- Lack of 501c3 status for nonprofit agencies,
- Outstanding or repeated findings of noncompliance;
- Substantial failure to implement HMIS/ALICE or failure to address HMIS/ALICE findings;
- For DV agencies a failure to submit HUD Annual Performance Report (APR) for entire prior or current program year by application deadline

All applicants are expected to provide at least a 100% match consisting of documented non-McKinney resources. Match may include the value of any lease on a building, any salary paid to staff to carry out the program, and the value of the time and services contributed by volunteers to carry out the program at a rate determined by DCA. Exceptions may be considered by DCA on a case by case basis.

The following amounts have been established as guidance for funding requests. All of the “Rating and Selection” factors, including distribution by “Eligible Service Area” will be considered in evaluating funding requests. DCA will make minimum grant awards of \$20,000 for all eligible activities except HMIS, Project Homeless Connect, and Hotel/Motel Voucher grants. Maximum grant amounts are as follows:

- Emergency Shelter, \$50,000 per program or \$1,000/\$500 per average family/person per night

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- Transitional Housing, \$30,000 per program or \$700/\$300 per average family/person per night
- Essential Services, \$75,000 per program
- Short- and Medium-Term Rental Assistance and Stabilization Services, average costs per family/household will vary by region according to rent reasonableness and fair market rents for the area and approval by DCA
- Project Homeless Connect, \$2,000
- HMIS \$25,000

In accordance with Federal law governing the ESG program, all nonprofit applicants must obtain approval(s) from appropriate local government jurisdictions. While coordination and collaboration is always expected, if not required, local government approval is not needed for programs proposed by instrumentalities of the state, including community service boards, public housing authorities, etc. For nonprofits, approval is only needed from the jurisdiction in which the principle site of the central service location is located. All approvals must be made in formats prescribed by DCA. Documentation of approval, or at a minimum the initiation of the approval process, must be included in the application. Applications from nonprofits for programs that do not adequately address local approval may be rejected for threshold considerations.

Applicants must participate in Continuums of Care (CoC) appropriate to their program(s). There are 7 CoCs in Georgia. Applicants must also participate in coordinated intake/assessment, referral, and case management systems within their service area in order to provide, in conjunction with other providers, appropriate housing and supportive services to better enable homeless persons to achieve success and end their homelessness. The expectation is that each grantee or its community partner: a) assess consumer needs and barriers to housing; b) seek the prevention of homelessness for non-homeless consumers, c) work to move homeless individuals into rapid re-housing, transitional housing, permanent supportive housing, or other affordable housing appropriate to the needs of the consumer; d) document and track referrals to housing and service providers; and e) track participant progress and outcomes, including post-discharge follow up contacts recorded in HMIS. Organizations will be required to document these efforts through DCA's Homeless Management Information System (HMIS). This system is implemented by the Pathways Community Network Institute. Family violence agencies may not participate in HMIS, but instead, should document these efforts through an alternative method. Grantees must also adhere to DCA's published Housing Support Standards (HSS). Information regarding these Standards and how to implement them can be found on the DCA website at the following link:

<http://www.dca.ga.gov/housing/specialneeds/programs/HousingSupportStandards.asp>

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Applications must be submitted electronically on forms provided by DCA. The applicant must provide required certifications and provide all supporting documentation requested by DCA. Each applicant must demonstrate to the satisfaction of DCA that it complies with Federal, State and local laws and regulations, and that it is capable of carrying out applicable programs. All returning grantees must be in substantial compliance with existing DCA agreements. DCA reserves the right to sanction individuals and organizations with a history of non-compliance.

Applications submitted after the deadline established by DCA will not be considered for funding. The Commissioner of DCA or staff designated by the Commissioner shall have the authority to make awards from funds allocated by HUD or reserved by the HTF Commission for the HUD and HTF ESG programs.

**What are the outcome measures expected as a result of the method of distribution?**

### **CDBG Annual Competition**

Number of people assisted  
Number of jobs created/retained  
Number of housing units assisted  
  
Number of units demolished

### **Immediate Threat and Danger Program (ITAD)**

Number of people assisted  
Number of housing units assisted  
Number of units demolished

### **Employment Incentive Program (EIP)**

Number of jobs created/retained

### **Redevelopment Fund**

Number of people assisted  
Number of jobs created/retained  
Number of units demolished

### **Multifamily Housing Program**

Rental Units Constructed or Rehabilitated

### **Community HOME Investment Program (CHIP)**

Homeowner Housing Units Rehabilitated and Number of Home Buyers Receiving Direct Financial Assistance



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### **Georgia Dream Program**

Number of Home Buyers Receiving Direct Financial Assistance

### **Tenant-based Rental Assistance Program**

Tenants Receiving Rental Assistance

### **Single-family Housing**

Homeowner Housing Units Added

### **CHDO Operating Program**

Number of CHDOs Assisted

### **CHDO Pre-development Loan Program**

Number of CHDOs Assisted

### **Discussion:**

### **CDBG Annual Competition**

#### **General Approaches and Policies**

As outlined in Title I of the Housing and Community Development Act, the primary goal of the CDBG Program is the development of viable communities, by providing decent housing and suitable living environments and by expanding economic opportunities, principally for persons of low- and moderate-incomes. In addition to the national program goals and objectives outlined by this Act, the State has designed its CDBG program to do the following:

- Address community priorities;
- Ensure fairness in the treatment of all applications;
- Promote the development of affordable housing;
- Assist communities in preserving and developing basic infrastructure and public facilities; and
- Support economic development activities that principally benefit low- and moderate-income persons through job training and job creation.

The State does not intend to impose any geographic restrictions in the method of distribution. State CDBG funds serve communities throughout the state, excluding Georgia's entitlement communities that receive funds directly from HUD. Eligible

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applicants are units of general-purpose local government, excluding those cities and counties eligible to participate in the urban counties or metropolitan cities "CDBG Entitlement Program" of HUD.

Eligible activities must meet the national objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available. Activities include public facilities (such as streets, water and sewer facilities, parks and community buildings), public services, housing rehabilitation, economic development and job training, and other activities eligible under the Housing and Community Development Act.

At least 70 percent of CDBG funds allocated to local governments will be used for activities that primarily benefit low- and moderate-income persons. The Georgia's CDBG program is comprised of the following:

- (a) The Regular Annual Competition
- (b) The Immediate Threat and Danger Grant Program
- (c) The Employment Incentive Program (EIP)
- (d) The Redevelopment Fund

### National Objectives Requirements

Each activity funded under the Community Development Block Grant (CDBG) Program must meet at least one of the three National Objectives and the applicant is responsible for selecting and documenting how each activity addresses a National Objective. The three objectives are:

1. Benefit to low and moderate income persons;
2. Prevention or elimination of slum or blight; and
3. Meeting community development needs having a particular urgency.

### Program Income Policy

Locally generated program income is generally retained at the local level and must be utilized to continue the same activity from which they were derived, in accordance with the Housing and Community Development Act, as amended and HUD regulations.

The section above describing the Special Provisions for the Employment Incentive Program discusses situations in which local RLF assets created by the EIP Program may be returned to the state. Any assets so returned will be added to the state's existing

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CDBG allocation for the annual competition, used for CDBG Loan Guarantee Program, used for the Redevelopment Fund, or used to capitalize a statewide RLF used to fund additional economic and community development projects.

### **Reallocated & Recaptured Funds**

HUD reallocated funds are those funds that HUD has recaptured from direct HUD-funded grantees and reallocated to the State. State recaptured funds are funds the State receives back from a State CDBG Recipient because of a CDBG deobligation or termination.

Any such funds received by the State will be distributed by the State in the same manner as regular CDBG funds. At the discretion of the Commissioner, they may be used to fund additional regular competition projects, for any of the set-aside programs, for the CDBG Loan Guarantee Program, or for State Administration, subject to the limitations set of the Housing and Community Development Act, as amended and this Plan.

### **Reallocation of Remaining Funds**

In the event 2013 Program Year Funds set-aside for the Annual Competition, the Redevelopment Fund, the Employment Incentive Program (EIP), or the Immediate Threat and Danger Program are not awarded by the end of the fiscal year, they may be utilized for funding additional regular competition grants, Redevelopment Fund, EIP grants, the Immediate Threat and Danger grants, or for State Administration, subject to the limitations of the Housing and Community Development Act, as amended.

### **Float-Funded Activities**

The State does not propose to provide CDBG Float-funded activities during SFY2013 using an allocation of FFY2012 funds. However, if the State proposes such an activity, the appropriate program will be implemented in accordance with applicable HUD regulations found at 24 CFR 92.209-92.211.

### **Immediate Threat and Danger Program (ITAD)**

See CDBG Annual Competition discussion above.

### **Employment Incentive Program (EIP)**

See CDBG Annual Competition discussion above.

### **Redevelopment Fund**

See CDBG Annual Competition discussion above.

### **HOME Program**

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The Georgia Housing and Finance Authority (GHFA) is the Participating Jurisdiction (PJ) and recipient of the State of Georgia's allocation of HOME funds. GHFA contracts with DCA to administer the programs funded by this HOME allocation.

There are four national objectives of the HOME program. These are as follows:

- Provide decent, affordable housing to lower-income households.
- Expand the capacity of nonprofit housing providers.
- Strengthen the ability of state and local governments to provide housing.
- Leverage private sector participation.

The State of Georgia's goal for the HOME Program, administrated and implemented through DCA, is to expand the supply of decent, safe, affordable housing for low- and moderate-income households. The State's HOME Program activities are directed in the areas of rehabilitation and new construction of rental and homeownership housing, homeowner rehabilitation, down payment assistance, and tenant-based rental assistance. Entities eligible to apply for the State's HOME Program include local governments, community housing development organizations (CHDOs) certified by DCA, public housing authorities (PHAs), nonprofit agencies, and for-profit developers.

The State will utilize program income, reprogrammed administrative funds and carryover funds from prior years recaptured funds, and matching funds as necessary to meet objectives. These amounts will be added to the federal allocations to derive the amount allocated to each activity. DCA reserves the right to amend its Action Plan in accordance with the Consolidated Plan rule, as production demand warrants or to facilitate the use of program income during the course of the program year. Any reallocations will be done in accordance with DCA policy, including the State's Citizen Participation Plan. DCA will give reasonable notice of and an opportunity to comment on substantial amendments.

Funds will not be distributed on a geographic basis but rather based upon merit for those programs that have competitive funding rounds. Some of these programs may limit applications only for those projects not located in other HOME participating jurisdictions.

DCA will directly administer the Georgia Dream Second Mortgage Program through a statewide network of participating lenders. Applications will be reviewed following standard underwriting criteria using DCA's applicable compliance guidelines. Requests are funded on a first-come, first-served basis according to the eligibility criteria established for each set-aside.

DCA will also directly administer its HOME Rental Housing Loan Program. All complete applications will be evaluated and competitively ranked according to criteria outlined in the State's Qualified Allocation Plan.

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DCA will request applications for the CHDO Operating Assistance and CHDO Predevelopment Loan Programs through a Notice of Funding Availability. DCA will evaluate applications to these programs using criteria established in the applicable program description.

DCA will select participants for the TBRA Program based upon referrals from the Departments of Human Services and Behavioral Health and Developmental Disabilities as well as others who serve individuals and households with persons who are disabled.

### General Application Guidelines

Every application must meet certain minimum program requirements as outlined below to be considered for funding:

- All applications must be eligible entities
- All activities undertaken with HOME funds must be eligible
- The minimum amount of HOME funds that can be invested in a project involving rental housing or homeownership is \$1,000 per unit
- The minimum amount of HOME funds that can be invested in a project involving tenant assistance is an average of \$1,000 per household per funding year
- The proposed project must be economically feasible
- The maximum award per project varies by program, ranging between \$1,000 and \$3.5 million
- All proposals must meet all HUD regulations for the HOME Program as published in the Federal Register under 24 CFR Part 92 as amended
- New construction must meet all applicable HUD standards

Within each of the State's HOME-funded programs, all requests must follow established program-specific application guidelines to be considered for funding.

State Program Name	Funding Sources
ESG	

Table 1 - Distribution Methods by State Program

### **State Programs Addressed**

#### **Emergency Solutions Grants Program (ESG)**

#### **Criteria and their importance**

For the ESG Program, a competition for funds will be implemented that will include, but not be limited to, the threshold criteria named in the "Threshold Factors and Grant Size Limits" section, as well as other considerations such as project location related to demonstrated need, participation in collaborative networks and planning processes, and

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cost benefit analysis and recidivism rates for currently funded programs, etc. Lower scoring applications may not be funded.

General funding decisions for all agencies will be based upon:

- Completeness of the grant application,
- Lack of barriers to program entry,
- Proven track record of serving program participants with high needs,
- Cost benefit analysis of prior programs,
- Extent to which the applicant demonstrates an understanding of the new HEARTH regulations and HUD priorities for the ESG program
- Past performance including --
  - ❖ monitoring compliance,
  - ❖ HMIS or ALICE compliance,
  - ❖ bed utilization, and
  - ❖ the ability to meet reporting deadlines successfully
- Strength of program design and implementation strategy. Applicants should use of reputable data to describe need (homeless counts), clients served, local coordination, goals, outputs, outcomes, etc.),
- Procurement of outside resources,
- Extent to which programs result in increased housing stability / permanent housing outcomes for clients,
- Organizational development and experience,
- Budgeting and financial reporting,
- Efficient and effective use of HMIS, adherence to HMIS policy and procedures, and ability to deliver data of high quality
- Adherence to DCA housing support standards, and Other relevant factors.
- Applicants requesting funds for multiple programs may receive funds for some, but not all, programs.
- Extent to which program serves exclusively (100%) “homeless” persons;
- For services, the degree to which the application demonstrates that mainstream services for transportation, childcare, mental health, addiction, etc. Are not available for the program;
- Consistency with local need, conformance to local plans, and service delivery strategy;
- Extent to which proposal meets priorities outlined in the continuum of care plan appropriate to the project;
- Other funding for programs available to the applicant from Federal, State and local government sources
- (SHP, CJCC, DHR, CDBG, etc.);
- Amount of funds requested, prior award amounts and prior utilization of funds;
- Degree of compliance demonstrated during DCA monitoring visits or in desk audits;

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- Relative quality of housing or standards for services to be provided;
- Amount of funds requested;
- Level of service (numbers of persons, hours of service, etc.);
- Standard costs for housing and services;
- Value of applicant's contributions (cash and in-kind);
- Demonstrated ability of the agency to move homeless individuals into housing; or demonstrated ability of the organization to increase housing stability of homeless individuals
- Demonstrated ability of the agency to provide necessary services to homeless individuals or through documented MOU's or letters of agreement with other service providers.

DCA staff will utilize a points system during application review to ensure that the limited pool of funding received is used in the most effective way possible. Individual scores by program may be assessed for completeness of the application; past performance (including bed utilization and reporting); implementation strategy (narrative describing need, clients served, local coordination, goals, outputs, outcomes, etc.); procurement of outside resources; the extent to which programs result in increased housing stability for clients; organizational development and experience; budgeting and financial reporting; efficient and effective use of HMIS; adherence to DCA Housing Support Standards (HSS) and other relevant factors. Applicants requesting funds for multiple programs may receive funds for some, but not all, programs.

In addition to all other federal, state and local laws and regulations, all activities must be implemented in full compliance with pertinent HUD ESG Program regulations published at 24 CFR § 576.

Funding decisions will be based on a number of factors, including but not limited to, those stated in the "Threshold Factors and Grant Size Limits" section. Thresholds for program consideration generally include the eligibility of the described population to be served, the "eligibility" of described activities, minimum criteria for organizational capacity, community or service area need, HMIS performance, past or projected program performance, application responsiveness to timeliness and information requested, as well as other relevant factors, as determined by DCA. Threshold considerations may also include any of the criteria named in the "*Threshold Factors and Grant Size Limits*" section.

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All applicants are expected to provide at least a 100% match consisting of documented non-McKinney resources. Match may include the value of any lease on a building, any salary paid to staff to carry out the program, and the value of the time and services contributed by volunteers to carry out the program at a rate determined by DCA. Exceptions may be considered by DCA on a case by case basis.

### **ESG only: Process for awarding funds to state recipients**

For the ESG Program, both HUD and HTF ESG funds are available to nonprofit organizations (including community and faith-based organizations) and local government entities. Local units of government are eligible to apply. To the extent determined under State law by HTF and DCA, private, secular or faith-based nonprofit organizations are also eligible to apply for funds. Nonprofit organizations must demonstrate collaboration with local mainstream service providers and local homeless provider groups. Applicants are expected to participate in continuum of care planning appropriate to the jurisdiction where their activities are located to the satisfaction of those jurisdiction(s).

According to Federal law and regulation, the term *"private nonprofit organization"* means a secular or religious organization described in section 501(c) of Title 26 that is exempt from taxation under Subtitle A, has an accounting system and a voluntary board, and practices nondiscrimination in the provision of assistance in a manner that is free from religious influences.

According to the State law, *'nonprofit organization'* means any corporation, trust, association, cooperative, or other organization that is operated primarily for scientific, educational, service, charitable, or similar purposes in the public interest; is not organized primarily for profit; and uses its net proceeds to maintain, improve, or expand its operations. The term nonprofit organization includes nonprofit institutions of higher education and hospitals.

While all programs must be provided in a manner that is free from religious influences, it should be noted that the Georgia Constitution allows the State Housing Trust Fund for the Homeless to expend funds "... for programs of purely public charity for the homeless, including programs involving the participation of churches and religious institutions ...".

Under State law, DCA must collect and evaluate organizational and financial information from nonprofit organizations in order to establish the capacity of the nonprofit organization prior to making an award, and to report funding amounts to the Georgia Department of Audits and Accounts. Current or past DCA grantees must also be in compliance with all DCA programs and grant agreements to apply for and receive funds under this program.



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Applications submitted after the deadline established by DCA will not be considered for funding. The Commissioner of DCA or staff designated by the Commissioner shall have the authority to make awards from funds allocated by HUD or reserved by the HTF Commission for the HUD and HTF ESG programs.

DCA will solicit information about application submission and application development workshops by email from every person on its HTF “contacts” mailing list. Notices will also be emailed to local government representatives, regional commissions, DCA regional representatives, and other groups with local and regional interests. Notice will be published on the DCA website, and all persons receiving notice will be asked to share the notice with others within the state, their region or their community with an interest. Application development workshops will be held in at least four (4) locations around the state.

The entire application process will be conducted online with a 2-part deadline. All interested applicants must complete a “Notice of Intent” and submit required organizational documentation online before completing the application. The key dates follow:

For Part 1, new and returning ESG applicants must submit an online “Notice of Intent (NOI)” to apply by Sunday, March 31, 2013 Online Before 5:00 p.m. In addition, the prospective applicant will submit the name, type and location for each program for which funds may be requested. Once prospective applicants submit their online NOI, they will receive a login and password by email from DCA that will enable the organization to complete additional information requests online. Applicants can register for this year’s competition at:

<http://htf.dca.ga.gov/HF/HTFOnline/HTFOnlineLogin2013.htm>.

Prospective applicants must submit or update all organizational information by this same date. Prospective applicants that do not meet this deadline will not be considered for funding. All prospective applicants must make a 100% online submission of organizational information. This submission will provide DCA with information on the prospective applicant that includes complete contact information, current Georgia Secretary of State Registration, IRS 501c3 determination, agency articles of incorporation, organization’s board list, organization’s board meeting minutes (most recent three meetings), organization’s staff list, organization’s full annual budget, organization’s current annual financial statement, and other information that may be required by DCA.

For Part 2, all ESG application submissions must be made to the satisfaction of DCA by prospective applicants prior to Tuesday, April 30, 2013, Online Before 5:00 p.m. Late applications will not be considered. Separate program applications must be made for

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each program type; outreach (and related services), shelter (and related services), transitional housing, homelessness prevention or rapid re-housing program, etc. proposed for funding. Complete, program by program information will be due on or before April 30, 2013 on prospective beneficiaries, program policy, HMIS implementation strategy, specific program budget detail, etc. Also due on or before this date will be original documents executed by the applicant, to include an application summary of all program requests, required certifications, local approval(s) (by program), and as applicable, certification of consistency with local HUD consolidated plans.

Among other requirements, and as referenced within the criteria section, ESG applicants should note that for 2013:

- \* Nonprofit organizations making application for ESG funds must obtain local government approval for housing or service programs located in local jurisdictions. Local approval is not required for local governments, authorities, and community service boards;
- \* All applicants for housing and service programs located within local HUD Consolidated Plan jurisdictions must obtain “certification of consistency” with the local HUD Consolidated Plan. Local HUD Consolidated Plan jurisdictions are the cities of Albany, Atlanta, Brunswick, Dalton, Gainesville, Hinesville, Johns Creek, Macon, Rome, Sandy Springs, Savannah, Valdosta and Warner Robins, the counties of Cherokee, Clayton, Cobb (including Marietta), DeKalb, Fulton (including Roswell) and Gwinnett, and the consolidated governments of Athens-Clarke, Augusta-Richmond and Columbus-Muscogee; and
- \* Existing and previous ESG or Continuum of Care grantees must be in full compliance with DCA Homeless Management Information System (HMIS) requirements at the time of application.

ESG application documents should be available on-line on or about March 15, 2013. For access to ESG application documents at that time, please go to <http://www.dca.ga.gov/housing/specialneeds/programs/esg.asp>.

Funding announcements should be available on or about July 1, 2013.

NOTE: Federal FY2013 funding authority is still pending authorization by Congress. Award announcements may be delayed pending budget authorization by Congress.

All grantees of ESG funding are expected to comply with the Georgia Balance of State Education Policy which lays out the requirements of agencies to ensure families access education resources.

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DCA requires that each grantee establish and consistently apply policies and procedures for each ESG program administered by the grantee. All written standards require approval from DCA prior to implementation. No agency may request reimbursement prior to DCA's approval of the policies. As part of each program's policies and procedures, grantees must develop policies regarding termination of assistance to participants, complaints, appeals, and confidentiality procedures. Criteria for the Written Standards and Policies and Procedures can be found within the 2013 ESG Application Guidelines, and the full application guidelines can be found at: <http://www.dca.ga.gov/housing/SpecialNeeds/programs/documents/2013-2014ESGAPPLICATIONMANUAL.pdf>.

Georgia law requires contractors and subcontractors to file affidavits that they have registered and participate in a federal work authorization program intended to insure that only lawful citizens or lawful immigrants are employed by the contractor or subcontractor. Contractors must also file an affidavit to assure that they have legal status in the U. S.

All agencies awarded ESG funds are expected to comply with the Fair Housing Law requirements including all applicable provisions of the Americans with Disabilities Act (Title 42, United States Code Sections 12101–12213) and implementing regulations at Title 28, CFR, Part 35 (States and local government grantees) and Part 36 (public accommodations and requirements for certain types of short-term housing assistance).

### **HOPWA only: Method of selecting project sponsors**

#### **Resource Allocation among Funding Categories**

2013 Federal ESG allocation of funds: In year 1 of the 5-year Consolidated Plan period, the State expects to allocate approximately \$3.8 million under the HUD ESG program in the categories listed below. As the State works to assess strategies for reducing homelessness and providing services to some of the more vulnerable persons experiencing homelessness, specific funding within the categories listed for the following 4 years will be reassessed.

- Shelter \$1,300,000
- Rapid Re-Housing \$1,500,000
- Prevention \$500,000
- Outreach \$250,000
- HMIS \$250,000

2013 State/HTF ESG allocation of funds: In year 1 of the 5-year Consolidated Plan period, the State expects to allocate approximately \$1.6 million in the categories listed below. As the State works to assess strategies for reducing homelessness and providing

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services to some of the more vulnerable persons experiencing homelessness, specific funding within the categories listed for the following 4 years will be reassessed.

- Transitional Housing \$635,000
- Essential Services \$635,000
- Hotel/Motel Vouchers \$300,000
- Project Homeless Connect \$30,000

### Threshold Factors and Grant Size Limits

As a threshold consideration, all applicants must demonstrate how their housing or service programs directly serve persons who are “homeless,” and demonstrate how the housing and services provided will improve housing stability for those persons. Applicants must describe homeless verification methods and how they will track outputs and outcomes (stable housing) for persons served.

Both HUD and HTF ESG funds are available to nonprofit organizations (including community and faith-based organizations) and local government entities. Agencies must demonstrate collaboration with local mainstream service providers and local provider groups that are dedicated to housing and service interventions that serve persons experiencing homelessness. Agencies must also participate in HUD-mandated continuum of care planning appropriate to the jurisdiction where their activities are located.

There are certain considerations that may result in an application being automatically returned or denied for funding without being scored. These threshold requirements include, but are not limited to –

- Substantially incomplete application, as determined by DCA,
- Serving ineligible populations (not homeless by HUD definition and verification standard);
- Lack of 501c3 status for nonprofit agencies,
- Outstanding or repeated findings of noncompliance;
- Substantial failure to implement HMIS/ALICE or failure to address HMIS/ALICE findings;
- For DV agencies a failure to submit HUD Annual Performance Report (APR) for entire prior or current program year by application deadline

All applicants are expected to provide at least a 100% match consisting of documented non-McKinney resources. Match may include the value of any lease on a building, any salary paid to staff to carry out the program, and the value of the time and services contributed by volunteers to carry out the program at a rate determined by DCA. Exceptions may be considered by DCA on a case by case basis.

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The following amounts have been established as guidance for funding requests. All of the “Rating and Selection” factors, including distribution by “Eligible Service Area” will be considered in evaluating funding requests. DCA will make minimum grant awards of \$20,000 for all eligible activities except HMIS, Project Homeless Connect, and Hotel/Motel Voucher grants. Maximum grant amounts are as follows:

- Emergency Shelter, \$50,000 per program or \$1,000/\$500 per average family/person per night
- Transitional Housing, \$30,000 per program or \$700/\$300 per average family/person per night
- Essential Services, \$75,000 per program
- Short- and Medium-Term Rental Assistance and Stabilization Services, average costs per family/household will vary by region according to rent reasonableness and fair market rents for the area and approval by DCA
- Project Homeless Connect, \$2,000
- HMIS \$25,000

In accordance with Federal law governing the ESG program, all nonprofit applicants must obtain approval(s) from appropriate local government jurisdictions. While coordination and collaboration is always expected, if not required, local government approval is not needed for programs proposed by instrumentalities of the state, including community service boards, public housing authorities, etc. For nonprofits, approval is only needed from the jurisdiction in which the principle site of the central service location is located. All approvals must be made in formats prescribed by DCA. Documentation of approval, or at a minimum the initiation of the approval process, must be included in the application. Applications from nonprofits for programs that do not adequately address local approval may be rejected for threshold considerations.

Applicants must participate in Continuums of Care (CoC) appropriate to their program(s). There are 7 CoCs in Georgia. Applicants must also participate in coordinated intake/assessment, referral, and case management systems within their service area in order to provide, in conjunction with other providers, appropriate housing and supportive services to better enable homeless persons to achieve success and end their homelessness. The expectation is that each grantee or its community partner: a) assess consumer needs and barriers to housing; b) seek the prevention of homelessness for non-homeless consumers, c) work to move homeless individuals into rapid re-housing, transitional housing, permanent supportive housing, or other affordable housing appropriate to the needs of the consumer; d) document and track referrals to housing and service providers; and e) track participant progress and outcomes, including post-discharge follow up contacts recorded in HMIS. Organizations will be required to document these efforts through DCA’s Homeless Management Information System (HMIS). This system is implemented by the Pathways Community

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Network Institute. Family violence agencies may not participate in HMIS, but instead, should document these efforts through an alternative method. Grantees must also adhere to DCA's published Housing Support Standards (HSS). Information regarding these Standards and how to implement them can be found on the DCA website at the following link:

<http://www.dca.ga.gov/housing/specialneeds/programs/HousingSupportStandards.asp>

Applications must be submitted electronically on forms provided by DCA. The applicant must provide required certifications and provide all supporting documentation requested by DCA. Each applicant must demonstrate to the satisfaction of DCA that it complies with Federal, State and local laws and regulations, and that it is capable of carrying out applicable programs. All returning grantees must be in substantial compliance with existing DCA agreements. DCA reserves the right to sanction individuals and organizations with a history of non-compliance.

Applications submitted after the deadline established by DCA will not be considered for funding. The Commissioner of DCA or staff designated by the Commissioner shall have the authority to make awards from funds allocated by HUD or reserved by the HTF Commission for the HUD and HTF ESG programs.

### **Outcome Measures expected as results of Distribution Method**

Through the ESG program grant awards, the State expects to be able to provide ESG assistance to a varied number of persons through the following types of assistance:

<b>FFY2013 ESG GOALS</b>	
<b>Activities</b>	<b>Persons Assisted</b>
Outreach assistance	1,000
Rapid Re-Housing assistance	2,500
Homeless Prevention assistance	310
Housing assistance (emergency shelter and transitional housing)	29,700

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State Program Name	Funding Sources
HOPWA	

Table 2 - Distribution Methods by State Program

### State Programs Addressed

Housing Opportunities for Persons with AIDS Program (HOPWA)

### Criteria and their importance

For the HOPWA Program, applicants can submit an application requesting funding for Operations, Housing Assistance, Service Activities, and Administrative Costs. Project sponsor administrative costs are limited to no more than 7% of the grant amount.

For applicants who meet all three deadlines, Community Facilities, Off-site Housing Assistance, and Supportive Service funding decisions and funding amounts will be based upon the following factors:

- The availability of other HOPWA providers within the service area;
- Performance Outcomes;
- Consistency with local need, conformance to local plans, and service delivery strategy;
- Other funding for programs available to the applicant from Federal, State and local government sources;
- Amount of funds requested, prior award amounts and prior utilization of funds;
- Degree of compliance demonstrated during DCA monitoring visits or in desk audits;
- Relative quality of housing or standards for services to be provided;
- Participation in the State's collaborative HMIS initiative (encouraged for HOPWA-only projects, but not "required");
- Level of service (numbers of persons, hours of service, etc.);
- Standard costs for housing and services;
- Value of applicant's contributions (cash and in-kind);
- The complexity or nature of the request;
- Organizational development and capacity;
- The extent to which the organization operates under the authority of a diversified;
- involved, volunteer, community-based board of directors;
- Professional management;
- The consistency of the organization's identity or its mission to the provision of homeless or HIV (as applicable) services;
- The extent to which the organization utilizes networks to avoid duplication of housing and services; and
- Participation in appropriate Continuums of Care.

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- Sound operating procedures, accounting policy and controls
- Organizational and financial policy, stability and capacity

All applicants must provide 50% of the cost of each program with other cash, in-kind services or donations. The matching requirement may be waived at the discretion of DCA on a case-by-case basis. Awards are made at the sole discretion of the DCA. Funding decisions are final and not subject to appeal. Applications must be approved by appropriate local government jurisdictions. Incomplete or ineligible applications, including applications that do not adequately address local approval(s) and consolidated plan certification(s), may be returned unprocessed.

### **New requirements for Georgia HOPWA applicants and project sponsors are:**

- Absent disabilities, the HOPWA TBRA Program must be a time-limited comprehensive program not to exceed five years designed to prevent homelessness and to help low-income people with HIV and AIDS to live independently. The HOPWA applicants must submit policies and procedures for this program during the application process. Policies and procedures must provide consideration for persons with a disability or other extenuating circumstances that will require ongoing assistance beyond five years.
- Consumers participating in the HOPWA Program must receive the support of a qualified case manager whose primary responsibilities are to assist clients with accessing a variety of services, including Housing Choice vouchers and support services. Provide clients with appropriate referrals. Assist clients in the development of a Housing Stability Plan. Follow-up with clients, as needed, maintains detailed case notes, records, correspondence and telephone log and utilize a case tracking system maintenance and follow-up. Job descriptions must be submitted with your application.
- Within fifteen (15) days of the start of any HOPWA assistance, the consumer with the help of the HOPWA case manager will develop and commit to an individualized Housing Plan. The primary goal of the Housing Plan is to assist the consumer in maintaining independence from HOPWA at the end of the time-limited assistance. Documentation of efforts to help the clients to maintain affordable housing must be maintained in the client's file. The HOPWA provider reserves the right to refuse further assistance if the consumer does not demonstrate an effort to implement all or portion of his or her Housing Plan. Policies and procedures addressing this requirement must be submitted with the application.
- Beginning in fiscal year (FY) 2012, HUD required as a condition of funding that Grantees ensure that each project sponsor agrees to either obtain a certificate of completion of HOPWA Financial Management Online Training (<http://www.hudhre.info/index.cfm?do=viewHopwaFinancialTraining>) by at least one of its employees, or to demonstrate financial management capacity by the



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use of other credentials related to Federal requirements at Title 24, Code of Federal Regulations (CFR), Part 85.20, as specified in a HUD-approved plan. To ensure compliance, DCA will require that at least one employee of each Contractor or sub-recipient has completed the online Financial Training prior to processing the first reimbursement request for SFY 2014 or no later than October 31, 2013, whichever comes first.

### **HOPWA only: Method of selecting project sponsors**

Funding determinations under the HOPWA program are made using “threshold” method for selecting grantees. Applicants must meet a capacity test, and funding decisions for all nonprofit agencies shall also be based upon the following factors: the complexity or nature of the request; organizational development and capacity; the extent to which the organization operates under the authority of a diversified, involved, volunteer, community-based board of directors; professional management; the consistency of the organization’s identity or its mission to the provision of HIV/AIDS (as applicable) services; the extent to which the organization utilizes networks to avoid duplication of housing and services; participation in appropriate Continuums of Care; sound operating procedures, accounting policy and controls; and organizational and financial policy, stability and capacity. An additional “threshold” measure applies under the HOPWA program. Under HOPWA, relative need is examined and new applicants are denied funding when they propose to duplicate services within a service area where HOPWA programs are already being carried out by eligible sponsors.

Applications will be solicited through a Notice of Funds Availability of State HOPWA Application Guidelines for the FFY2013/SFY2014 Program Year. This notice will be emailed to known HIV/AIDS service and housing providers, public health departments, local governments, and other interested parties. Faith-based organizations have full access to the selection process as described in regulations and within the application. Applications must be submitted on forms provided by DCA. The applicant must also provide required certifications and provide all supporting documentation requested by DCA. Each applicant must demonstrate to the satisfaction of DCA that it is in compliance with Federal, State and local laws and regulations, and that it is capable of carrying out applicable programs. DCA may require additional information during the review process and applicants are expected to comply with these requests.

There will be a **HOPWA Application Workshop in Macon on Monday, March 18, 2013**, from 1:00 pm – 3:00 pm. The application workshop will be held at River Edge Community Service Board (Macon Health Complex, Training Room A) located at 175 Emory Highway, Macon, GA. **Subject to availability of funds, and on a second priority basis, programs operating within the Atlanta and Augusta EMSAs may be eligible to receive GHFA HOPWA funds.**

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There are **three (3) deadlines that HOPWA applicants must meet in order to be considered for funding.** The first deadline is where prospective HOPWA applicants must submit an online "Notice of Intent" (NOI) to apply. The **NOI must be submitted by 5:00 p.m. on Monday, March 25, 2013.** Applicants who do not meet this deadline will not be considered for funding. **Applicants meeting the first deadline must also submit complete organizational information online by Monday, April 8, 2013.**

For the final deadline, HOPWA applications (HOPWA only) will be due through the online system on or before the close of business at **5:00 p.m. EST on Tuesday, April 23, 2013.** When DCA receives a HOPWA application, the applicant's designated "Contact Person" will receive an email confirmation. DCA staff will review all HOPWA applications and funding decisions will be announced by June 30, 2013, for applications that are complete and submitted on or before each of the deadlines. Please direct questions regarding this process to John Bassett at 404.679.3170 or by email [john.bassett@dca.ga.gov](mailto:john.bassett@dca.ga.gov) or Phillis Thomas at 404.679.0651 or by email [phillis.thomas@dca.ga.gov](mailto:phillis.thomas@dca.ga.gov). HOPWA application documents should be available on-line on or about March 18, 2013. For access to HOPWA application documents at that time, please go to: <http://www.dca.ga.gov/housing/specialneeds/programs/hopwa.asp>.

NOTE: Federal FY2013 funding authority is still pending authorization by Congress. Award announcement may be delayed pending budget authorization by Congress.

### **Compliance with House Bill (HB) 87**

Recently enacted Georgia State Law (House Bill (HB) 87, the "Illegal Immigration Reform and Enforcement Act of 2011" signed into law by Governor Nathan Deal on May 13, 2011, for contracts signed on or after July 1, 2011) requires DCA and the Georgia Housing and Finance Authority (GHFA) to only contract with entities that are registered with the e-verify program and to obtain an affidavit from the entity certifying participation in the e-verify program. Any subsequent subcontractors (or subcontractors of subcontractors) utilizing DCA or GHFA funds must also participate in the e-verify program and must provide a sworn Affidavit with the e-verify I.D. number. A copy of O.C.G.A. 13-10-91 is on the DCA website for reference. DCA-funded organizations must complete and execute a "*Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1).*" Note that this Affidavit must be executed by the person that executes the DCA HOPWA application. It is necessary also that any subcontractors (and subcontractors of subcontractors) utilizing funds under the Agreement provide (to you, and then from you to DCA) the "*Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3).*"

### **Federal Reporting Requirements**

*Important notice regarding mandatory federal reporting requirements:* The Federal Funding Accountability and Transparency Act of 2006 requires sub-recipients receiving federal funds to register with Dun and Bradstreet (D & B) to obtain a D-U-N-S number

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and complete or renew their registration in the Central Contractor Registration. To find information on how to obtain a D-U-N-S number and register in CCR please visit the following websites: [http://www.grants.gov/applicants/request\\_duns\\_number.jsp](http://www.grants.gov/applicants/request_duns_number.jsp) and [www.ccr.gov/startregistration.aspx](http://www.ccr.gov/startregistration.aspx). Completing these registration processes is free, but may take up to 10 days to complete. A D-U-N-S number and confirmation that your agency is active in CCR is required as part of this year's application. No awards will be made without this information.

### **Compliance with Fair Housing Laws**

All HOPWA project sponsors are expected to comply with the fair housing requirements including all applicable provisions of the Americans with Disabilities Act (Title 42, United States Code Sections 12101–12213) and implementing regulations at Title 28, CFR, Part 35 (States and local government grantees) and Part 36 (public accommodations and requirements for certain types of short-term housing assistance).

### **Resource Allocation among Funding Categories**

There is no predetermined funding amount by category.

### **Threshold Factors and Grant Size Limits**

Each applicant must demonstrate to the satisfaction of DCA that it is in compliance with Federal, State and local laws and regulations, and that it is capable of carrying out applicable programs.

There are no minimum and maximum funding amounts established for this program in FFY2013, and there are not predetermined funding amounts by type of assistance. Applicants are advised to scale their requests based on housing need for eligible persons, organizational capacity, funding history, the types of activities proposed, number of counties served, participation in state or regional referral networks, and other relevant factors as determined by the applicant and DCA. For HOPWA, as a first priority, funding will be limited to programs located within the State's 127 county entitlement area. Subject to availability of funds, and on a second priority basis, programs operating within the Atlanta and Augusta EMSAs may be eligible to receive GHFA HOPWA funds.

### **Outcome Measures expected as results of Distribution Method**

Through the HOPWA program grant awards, the State expects to be able to provide 165 households with Short-term rent, mortgage and utility assistance (STRMU) to prevent homelessness, 120 households with Tenant-based rental assistance (TBRA), 150 households with assistance in Facility-based units (100 HH in permanent units and 50 HH in temporary units), and 25 households with Permanent Housing Placement assistance.

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As a result of persons projected to be served through HOPWA grants awarded, the State expects participants to meet the following housing stability goals (by type of housing assistance):

Through the HOPWA program grant awards, the State expects to be able to provide HOPWA housing assistance to a total of 445 households through the following types of housing assistance (the number will not match the total housing goal by type of assistance due to the anticipation of some households receiving more than one type of assistance). The projected outcomes are:

FFY2013 HOPWA – Projected Outcomes	
Type of Housing Assistance	Housing Stability (persons determined to be stable at the end of the operating year)
Short-term rent, mortgage and utility assistance to prevent homelessness	80%
Tenant-based rental assistance	93%
Units provided in facilities that are being developed, leased or operated with HOPWA funds	73%

### AP-35 Projects (Optional)

Introduction:

This section is optional and DCA does not plan to address it.

#	Project Name

Table 60 – Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.**

**AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)**

**Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?**

Yes

**If yes, describe available grant amounts.**

See below.

**Describe how applications will be accepted.**

**Describe the level of assistance available to UGLGs**

DCA may set-aside a multi-year, cumulative total of up to twenty percent (20%) of its most recent CDBG allocations plus any CDBG program income for Pledge of Grants that will be used as security for notes and other obligations issued by units of non-entitlement local government to Section 108 of the Housing and Community Development Act of 1974, as amended.

For projects that would provide extraordinary public benefit, job creation, and private investment, the DCA Board of Directors may approve allocation and loan amounts that exceed the twenty percent (20%) set-aside and/or maximum loan guarantee amounts. However, in no event may the amounts pledged exceed the limits contained in CFR Part 570.705(a) or up to five (5) times the amount of its last CDBG grant less the amounts of any unpaid balances previously guaranteed.

These Pledge of Grants do not immediately reduce the State's non-entitlement CDBG allocations, but rather create an obligation on the part of the State to use its CDBG funds to make payments on behalf of local governments that default on their loan payments to note holders. For any notes backed by the State's Pledges, DCA will require appropriate covenants that transfer an appropriate share of the risk to the local government and sub-recipient business.

Local governments interested in obtaining Section 108 financing must cover their own application preparation and administration costs in order to be competitive. Certain underwriting and issuance costs required by HUD in order to participate in the program are allowable and will not affect an application's competitiveness; however, all "soft costs" not necessary to cover HUD-required underwriting and issuance costs are not eligible for inclusion under Section 108 financing and must be paid from non-Section 108 sources. Limited technical assistance will be available from DCA on the preparation of a pre-application and application.

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Maximum Loan Guarantee Amount: \$5,000,000 (In the interest of limiting exposure and promoting a diversified portfolio, the Department reserves the right to limit the amounts “pledged” to any one unit of local government or business interest).

### **The types of programs eligible for assistance**

Eligible activities under the Section 108 program are those identified in 24 CFR Part 570.703 which include (but are not limited to):

- Acquisition of improved or unimproved real property in fee or by long-term lease, including acquisition for economic development purposes
- Rehabilitation of real property owned or acquired by the public entity or its designated public agency
- Payment of interest on obligations guaranteed under the 108 Program
- Clearance, demolition and removal, including movement of structures to other sites, of buildings and improvements on real property acquired or rehabilitated pursuant to program rules
- Site preparation, including construction, reconstruction, or installation of public and other site improvements, utilities, or facilities (other than buildings), which is related to the redevelopment or use of the real property acquired or rehabilitated pursuant to activities a and b of this section, or for an economic development purpose
- Payment of issuance, underwriting, servicing, trust administration and other costs associated with private sector financing of debt obligations under the 108 program
- The acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures, and other real property equipment and improvements, including railroad spurs or similar extensions. Such activities may be carried out by the recipient or public or private nonprofit sub-recipients
- The provision of assistance to a private for-profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms of support, for any activity where the assistance is appropriate to carry out an economic development project, excluding those described as ineligible in CFR Part 570.207(a). In selecting businesses to assist under this authority, the recipient shall minimize, to the extent practicable, displacement of existing businesses and jobs in neighborhoods
- A debt service reserve to be used in accordance with requirements specified in the contract entered into pursuant to CFR Part 570.705(b)(1)

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- Acquisition, construction, reconstruction, rehabilitation, or installation of public facilities (except for buildings for the general conduct of government), public streets, sidewalks, and other site improvements and public utilities

For each activity funded under the 108 Program, at least seventy percent (70%) of all proposed beneficiaries and/or jobs to be created or retained as a result of the 108 project must be documented to be created for and able to be "taken by" or retained by persons defined as low- and moderate-income by DCA. Before project closeout, at least 70% of all jobs created must be documented to have been "taken by" persons defined as low- and moderate-income.

For projects that would provide extraordinary public benefit, job creation, and private investment, the Department may approve a slightly reduced low- and moderate-income benefit threshold. However, in no event can a specific project's low- and moderate-income benefit level fall below fifty-one (51%) or a level that the Department determines could cause the State to fall below the mandated program-wide low- and moderate- income benefit levels contained at CFR Part 570.484.

### **The national objective(s) to be met**

In order to be eligible a project must meet all applicable CDBG requirements and result in significant employment opportunities and/or benefits for low- and moderate-income persons.

For each activity funded under the 108 Program, at least seventy percent (70%) of all proposed beneficiaries and/or jobs to be created or retained as a result of the 108 project must be documented to be created for and able to be "taken by" or retained by persons defined as low- and moderate-income by DCA. Before project closeout, at least 70% of all jobs created must be documented to have been "taken by" persons defined as low- and moderate-income.

For projects that would provide extraordinary public benefit, job creation, and private investment, the Department may approve a slightly reduced low- and moderate-income benefit threshold. However, in no event may a specific project's low- and moderate-income benefit level fall below fifty-one (51%) or a level that the Department determines could cause the State to fall below the mandated program-wide low- and moderate- income benefit levels contained at CFR Part 570.484.

### **The planned repayment for the amount of funds borrowed**

Unlike the traditional CDBG or EIP Program, the Section 108 Program does not operate through assistance from the Department of Community Affairs (DCA). Rather, funds are raised through DCA's "Pledge of Grants" to the U.S. Department of Housing and Urban Development (HUD) in order to obtain a federal guarantee of notes issued by the local government. The federally guaranteed notes are sold into private markets through public offerings conducted by HUD. By approving the project, a State pledges its future



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CDBG funds as the ultimate repayment source should a Section 108 loan default. The State's participation in the Section 108 program does not involve a pledge of Georgia's full faith and credit nor does it commit any funding to the local government. HUD makes the ultimate approval or denial of the federal guarantee.

Since CDBG funds are an essential and critical resource for Georgia's non-entitlement local governments, DCA will use conservative rating, selection and underwriting criteria in evaluating requests for the State's concurrence and Pledge of Grants. Only those projects that DCA determines can generate sufficient revenue from project resources to debt service all obligations will be competitive under the State's Section 108 rating and selection system.

### **Describe the state's process for selecting applications from its UGLGs**

Upon receipt of a pre-application under this program, staff will review the pre-application for completeness and for evaluation against the various rating and selection factors. For purposes of this program, the rating and selection factors shall be those specified in this section and any additional and/or supplemental information, data, analyses, documentation, commitments, assurances, etc. as may be required or requested by DCA for purposes of evaluating, rating, and selecting applicants under this program. Applications that contain insufficient information or documentation to be evaluated may be returned to the locality without further review.

The staff may conduct site visits and hold discussions with applicants and proposed sub-recipients for the purposes of confirming and evaluating information contained in the pre-application or application. The staff may consult with other appropriate government and private entities in the course of reviewing and evaluating information contained in pre-applications and applications. The scores obtained for the various selection factors will be totaled and only those applicants with scores of at least 325 points will be considered for a Pledge of Grants.

### **Selection System for Section 108 Applications**

Section 108 Applications will be rated and scored against each of the following factors:

<b><u>Review Factors</u></b>	<b><u>Maximum Points Available</u></b>
Demographic Need	90 points
Program Feasibility	120 points
Program Impact	120 points
Program Strategy	120 points
<u>Bonus (for Credit Enhancement)</u>	<u>25 points</u>
Total Available Points	475 points

#### **A) Demographic Need (90 points)**

- Absolute Number of People in Poverty (30 points)

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All eligible local governments will be compared in terms of the absolute number of people whose incomes are below the poverty level. Individual scores will be obtained by dividing each government's absolute number of persons in poverty by the greatest number of persons in poverty of any eligible local government and multiplying by 30.

- Percent of People in Poverty (30 points)

All eligible local governments will be compared in terms of the percentage of people whose incomes are below the poverty level. Individual scores will be obtained by dividing each government's percentage of persons in poverty by the highest percentage of persons in poverty of any eligible local government and multiplying by 30.

- Per Capita Income (30 points)

All eligible local governments will be compared in terms of their per capita income. Individual scores will be obtained by dividing each government's per capita income into the lowest per capita income of any eligible local government and multiplying by 30.

Demographic scores will be based on the latest available data, consistent as of the same point in time for each factor. Scores will be based on county data.

### B) Program Feasibility (120 points)

The following factors will be considered:

- Local government's financial condition
- Local social-economic conditions and need
- Organizational status of development agency or sub-recipient business
  - 1) Reputable history for business and all related entities
  - 2) Credit History
  - 3) Litigation
  - 4) Government Findings/Sanctions
- Is the proposed business or development concept/product/service proven or does the proposal represent an untried business model
- Does the proposed Section 108 investment/purpose contain the basis for its repayment
- Is the development agency's or sub-recipient business' historical performance and standing secure in the following areas: capital management, debt capacity, management character & experience, collateral value, economic and market conditions
- Is the development agency's or sub-recipient business' proposed development or business plan reasonable and does it use reasonable assumptions in the following areas: capital investment; debt service

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capacity, management ability, collateral value, industry analysis, response to future economic and market conditions

- For real-estate projects, does the proposed development team have a successful record of accomplishment, Developer / Contractor / Architect / Leasing Agent / Property Manager / Syndicator / Construction Manager / Interim and Permanent Lenders
- Does the proposed project comply with the CDBG regulations and guidelines for “appropriateness”, underwriting, and public benefit
- Are all project costs verified through either original source documents, architectural and engineering reports, or an MAI or other certified appraisal acceptable to DCA
- Is the balance of all financing sources verified and committed
- Is all required real-estate available, have clear title, and under proper option
- Is the development agency’s or sub-recipient’s investment and job commitment letter in the proper format
- Are all needed architectural plans, engineering reports, plans, and specifications completed and approved by appropriate authorities
- Can the project be carried out in accordance with all applicable federal, state, and local law, regulation and permitting requirements

Feasibility points will be awarded by a DCA staff review panel, in accordance with the levels below, based on how well the applicant addresses the impact factors:

- |               |                 |       |
|---------------|-----------------|-------|
| • Level One   | (poor)          | 00.0  |
| • Level Two   | (below average) | 30.0  |
| • Level Three | (average)       | 60.0  |
| • Level Four  | (good)          | 90.0  |
| • Level Five  | (excellent)     | 120.0 |

### C) Program Impact (120 points)

The following factors will be considered:

- Number of jobs created and/or retained
- Section 108 cost per job
- Availability of jobs to low/mod income persons
- Quality of jobs and employee benefits (health, retirement, leave, etc.)
- Project's impact on local unemployment rates
- What is the project’s impact on blighting conditions that threaten public health and safety or impede economic development

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Points for impact will be awarded by a staff review panel, in accordance with the levels below, based on how well the applicant addresses the impact factors:

Level One	(poor)	00.0
Level Two	(below average)	30.0
Level Three	(average)	60.0
Level Four	(good)	90.0
Level Five	(excellent)	120.0

### D) Program Strategy (120 points)

The following factors will be considered:

- Documentation that the proposed project is not eligible under existing federal, state, regional or local economic development financing programs or else the programs would fail to fully meet the project's need.
- Documentation that the proposed project represents a unique, large-scale project that will further the objectives of Title I of the Housing and Community Development Act.
- Documentation that the local government will assign certain responsibilities under 108 to the State to insure efficient credit monitoring, sub-recipient loan servicing and 108 loan payments.
- The ratio of private equity and investment to Section 108 funds.
- Documentation that the sub-recipient business or development agency will generate sufficient revenue and that sufficient credit enhancements are in place to reasonably insure that the Section 108 loan can be amortized without any risk to future CDBG allocations
- Documentation that the public benefits to be achieved is reasonable and to the extent, practicable Section 108 funds will not substitute for other available funds
- Adequacy of financing strategy – repayment ability, rate, term (maximum consideration for terms less than 10 years), type (maximum consideration for permanent financing the applicants can provide will be most competitive), and collateral and security
- Validity of sub-recipient's commitment to fulfill hiring and investment commitments
- Project's conformance to: i) local and regional plans; ii) service delivery strategy and iii) the Georgia Planning Act
- Project's conformance to federal, state, and local laws and regulations
- Relationship to overall objectives of the Section 108 and CDBG Program, including the extent of benefit to persons of low and moderate income

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Strategy points will be awarded by a staff review panel, in accordance with the levels below, based on how well the applicant addresses the strategy factors:

Level One	(poor)	00.0
Level Two	(below average)	30.0
Level Three	(average)	60.0
Level Four	(good)	90.0
Level Five	(excellent)	120.0

### C) Bonus for Pledge of Assets and/or Credit Enhancement (25 points)

Localities, which have a local Revolving Loan fund (RLF) capitalized with EIP or CDBG proceeds, federal Economic Development Initiative (EDI) or Brownfield (BEDI) grants or other assets, may, at their discretion, pledge those assets as a “loan loss reserve” or other security or credit enhancement in order to boost the competitiveness of their 108 application. Likewise, borrowers may also receive bonus points for agreeing to provide other credit enhancements such as stand-by letters of credit, guarantees or other recourse instruments. The consideration will consist of a maximum of an extra 25 points for use in the State’s Section 108 “Pledge of Grants” decision.

### Invitation to Submit a Final Application

The points received by a pre-applicant on the rating factors will be totaled. In order to receive an invitation to submit a final application, a pre-application must receive at least 325 points. In cases where fundable pre-applications exceed available funds, the pre-applicant with the highest number of jobs benefiting low- and moderate-income persons will be given priority.

### Final Application Funding Determination

Final applications are invited only for those projects that meet the pre-application threshold requirements. The locality submitting the Section 108 final application must hold public hearing(s) in accordance with the requirements of HUD and Georgia's CDBG program.

Final applications for the Section 108 Program must be submitted to DCA in conformance with CFR Part 570.704 and the format and applicable instructions specified by DCA and HUD. The final application review will ensure that all appropriate funding criteria have been considered, and the overall benefits to be achieved warrant the State’s concurrence, acceptance of the responsibilities outlined in CFR Part 570.710 and “Pledge of Grants.”

Upon approval by DCA, the Final Application will be placed in its final form by the applicant local government and submitted to DCA for transmission to HUD for their review with assistance from DCA. It should be noted that DCA reserves the right to ask local governments to submit their applications without the State’s Pledge of Grants in

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cases where the final security requirements or other issues are unknown. In such cases, the State's Pledge of Grants would be forthcoming to HUD upon the successful negotiation of a security arrangement and repayment schedule acceptable to the State.

### CDBG Loan Guarantee Performance Thresholds

Recipients of prior CDBG funding with outstanding audit, monitoring findings and/or other program exceptions, which involve a violation of federal, state or local law or regulation and/or have failed to substantially meet their proposed accomplishments in their current CDBG or EIP projects are ineligible for 108 consideration. Local governments and businesses that default on a loan payment under the 108 program shall be sanctioned and immediately become ineligible to compete for or receive any DCA grant or loan until the State is "made whole" in regards to its CDBG loss. In addition, applicants must comply with their reporting under the Georgia Planning Act, the Service Delivery Strategy Law (H.B. 489), the Georgia Solid Waste Management Act, the Local Governments Audit Act and the DCA Local Government Finance Report requirements.

**AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)**

**Will the state allow units of general local government to carry out community revitalization strategies?**

Yes, for the CDBG and HOME Programs

**Describe the State's process and criteria for approving local governments' revitalization strategies.**

**CDBG Program**

**Bonus points for Revitalization Area Activities: (See also the CDBG Method of Distribution at (AP 30))**

Points will be awarded for the utilization of existing state redevelopment programs, initiatives and incentives in eligible areas. Following receipt of a designation, a CDBG applicant may be awarded up to 20 points for activities occurring within a DCA-approved Area as follows:

- **Revitalization Area Threshold Requirement (5 Bonus Points):** In order to be eligible for Revitalization Area designation and bonus points, a local government must establish a local redevelopment area and plan pursuant to O.C.G.A. 36-61-1 et seq. within a Census Block area with a poverty rate of 20% or greater. Additionally, the local government must describe the activities it will undertake to promote the substantial revitalization of the area, such as meaningful job creation strategies or other community or economic development initiatives.
- **Local Redevelopment Tools: (5 Bonus Points)** Points may be earned through the use of such tools as State Enterprise Zones, Tax Allocation Districts, Community or Business Improvement Districts, or other geographically targeted tax or investment programs within the eligible area. In order to receive these points, the applicant must provide as proof the resolution or ordinance creating the redevelopment tools for which bonus points are sought.
- **Investment Partnerships: (maximum of Five Bonus Points):** Points may be earned through the incorporation into the local program of certain job creation/retention, revitalization, residential improvement or social service funding programs geographically targeted to the areas of eligibility. Various programs including public programs chartered by the State of Georgia, GHFA, the U.S. Department of Treasury, the SBA, the USDA, the Federal Home Loan Bank, the TVA, HUD, and DOL. The leveraging of private funds from various philanthropic, non-profit and/or faith-based organizations will also be

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rewarded. In order to receive these points, the applicant must provide documentation showing a firm, long-term commitment by investment partners or a long-term commitment by the applicant to use investment partners as part of their Revitalization Area strategy. A long-term commitment by the applicant may be demonstrated by past use of investment partners, plans to incorporate investment partners in its current CDBG project, and the necessary local capacity to use investment partners on an ongoing basis.

- **Collaboration: (maximum of Five Bonus Points):** Points may be earned through the demonstration that initiatives will be created and/or undertaken within the eligible area by private for-profit and not-for-profit community stakeholders. Such stakeholders may include local lending institutions, community or neighborhood-housing organizations, community-based development organizations, community development corporations, community development entities, and other similar organizations. In order to receive these points, the applicant must show that the collaborative stakeholder organizations have a firm commitment to the community, have taken responsibility for carrying out one or more aspects of a Revitalization Area strategy, have sound financial and administrative practices, and the ability to carry out the functions for which they are taking responsibility. Such evidence might include letters of commitment, agreements, programmatic material, articles of incorporation and registration from the Secretary of State, audited financial statements or financial reviews, budgets, IRS determination letter for 501(c) 3 statuses, or other evidence of capacity and commitment. Nonprofits that receive \$25,000 or more in direct or pass-through federal funding during a single fiscal year are usually required to have an audit.

Note: If approved by HUD and the State, applicants may pursue benefits under HUD's comprehensive revitalization approach [24 CFR Part 570.483(e) (5)] that confers certain benefits including the possibility that some additional activities will carry the presumption of low- and moderate-income benefit.

- **Revitalization Area Designation:** Revitalization Areas will generally be designated or reauthorized prior to the regular-round application deadline through a separate designation process as outlined in the Revitalization Area Strategy Manual, on RAS Forms 1 and 2, and at [www.dca.ga.gov](http://www.dca.ga.gov). Communities may also request designation within an annual round application. However, communities seeking designation are strongly encouraged to meet with DCA as soon as possible to discuss their request for designation. Applicants who fail to obtain designation (and bonus points)



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will have their applications ranked and rated as either a regular single-activity or multi-activity competition as appropriate.

- 1) Area Strategy Plan and Map – A community that wishes to take advantage of the Revitalization incentives of the CDBG program must first submit a properly adopted Redevelopment Plan for the proposed area that meets the requirements of the Georgia Urban Redevelopment Act pursuant to O.C.G.A. 36-61-1 et seq. Such plan should include a map of the proposed revitalization area indicating that the area is composed of one of more census block groups with a 20 percent or greater poverty rate.
- 2) Map Requirements: Applications shall contain three copies of a map of the revitalization area. Such map shall be prepared in accordance with the minimum map standards and specifications as outlined in the CDBG Application Manual.

### Strategy Plan Requirements:

Citizen Participation –Along with the area map and description submitted, the locality must provide evidence that a local citizens' participation process was used that not only meets the requirements of 24 CFR 91.115 and 24 CFR 570.486(a), but also demonstrates that local residents fully support the proposed strategy. Such evidence may include, but is not limited to, minutes and advertisements of public meetings, advisory committee lists and minutes, letters of support from participating organizations and signed petitions from area residents.

An Opportunity Zone designated pursuant to O.C.G.A. 48-7-40.1 (c.) (4) will generally be assumed to meet the Local Redevelopment Tools Criterion at Section H.

Local Revitalization Area designation is valid for three years at which time the sponsoring entity must reapply for designation with DCA. If the community desires to alter the boundaries of an approved Revitalization Area in the interim, an amended map and any additional pertinent information must be submitted to DCA for approval.

Applications for designation must include an assessment of the economic conditions of the proposed area to include:

- Taxable value of property for the most recent tax year available, using a spreadsheet that lists each parcel number, address, value, and showing the sum of the total value of the area.
- Number of business/ occupational licenses issued, if applicable.

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- Number and value of building permits issued.
- Opportunities available for economic development improvement.
- Problems likely to be encountered.

Each year, designated Revitalization Area managers must submit a performance report to DCA that includes the activities and projects undertaken in the area and information on the economic conditions of the revitalization strategy area that includes:

- Net property tax digest of all property within the area
- Number of business/occupational licenses issued within the area
- Number of jobs created or retained within the area
- Building permits issued by number and value
- Amount of any private investments
- Amount of any public investments

There is no limit to the number of revitalization areas a community may designate, although parcels within a single designated area must be contiguous.

### **HOME Program**

#### **Community Redevelopment /Revitalization Plans and Strategies**

The Community Redevelopment activities listed below may be eligible to receive points under the HOME Rental Housing Loan Program carried out in conjunction with the Low-income Housing Tax Credit Program. Applications are ineligible to receive points in this category if:

- The plan was formulated by a Project Team member and submitted to a local government for approval
- The plan is a short-term work plan
- The plan is a comprehensive plan, consolidated plan, municipal zoning plan or land use plan
- The plan is outdated and does not reflect the current neighborhood conditions (Plans that are more than four years old will be presumed outdated unless documentation regarding the continued viability of the plan is submitted with the Application).

Two (2) points will be awarded to a project that is located within an area that has a Redevelopment Plan that has been adopted and formulated by the local Government under O.C.G.A. §36-44 et. seq. or O.C.G.A. §36-61 et. seq. or O.C.G.A. 8-4-1 et seq. and that clearly targets the specific neighborhood in which the project is located. In order to

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receive these points, the documentation must conclusively prove that the Plan is current, ongoing and directly affects the site of the proposed project.

Two (2) points will also be awarded if the proposed development site is located in a Qualified Census Tract and the development of which contributes to a concerted community revitalization plan or is located in a State Enterprise Zone.

One (1) point will be awarded if there is an adopted redevelopment plan/community revitalization plan adopted and formulated by the Local Government that clearly targets the specific neighborhood in which the project is located. The Plan must have been adopted on or before January 1 of the year in which the application is submitted. For the purposes of this category, in rural counties, a neighborhood may be as large as one county. In order to receive these points, the documentation must conclusively prove that the Plan is current, ongoing and directly affects the site of the proposed project.

The Community Redevelopment/Revitalization Plan must include the following:

- a) A discussion of potential sources of funding for the plan;
- b) A clearly delineated target area that includes the proposed project site;
- c) Detailed policy goals (one of which must be the rehabilitation or production of affordable rental housing);
- d) Implementation measures along with specific time frames for the achievement of such policies and housing activities. The timeframes and implementation measures must be current and ongoing;
- e) The proposed development project must support at least one of the goals of the redevelopment or revitalization plan; and
- f) An assessment of the existing physical structures and infrastructure of the community.

**AP-50 Geographic Distribution – 91.320(f)**

**Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed:**

**Geographic Distribution**

Target Area	Percentage of Funds

Table 61 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically:**

The State does not use allocation priorities on a geographic system, nor does the state dedicate specific percentages or amounts of funding to particular targeted areas.

- For the CDBG program, the State does not anticipate any funding set-asides for specific geographic areas of Georgia. The CDBG Annual Competition does give bonus points to applicants proposing activities in an approved Revitalization Strategy Area. Depending on the competition, funding may not be allocated to these applicants but only to the extent the bonus points affect the CDBG geographic distribution of funded projects. Funding is limited to jurisdictions that do not receive direct CDBG entitlement funds from HUD.
- Under the HOME Program, there are also no geographic set-asides for specific geographic areas of Georgia. Funds are not provided for projects to be carried out in HOME participating jurisdictions with two exceptions. In the HOME Rental Housing Loan Program, Community Housing Development Organizations (CHDOs) only may be funded for developments within these areas. Recipients of Georgia Dream down payment assistance may also purchase homes in these areas as well.
- For the ESG and HOPWA programs, the State does not anticipate any funding set-asides for specific geographic areas of Georgia. The State does not use allocation priorities on a geographic system, nor does the state dedicate specific percentages or amounts of funding to particular targeted areas. By formula, HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) that meet the minimum number of cumulative AIDS Cases. States

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and metropolitan areas coordinate use of HOPWA funds with their respective Consolidated Plans, a collaborative process, which establishes a unified vision for community development actions. In Georgia, HUD provides HOPWA formula funds to two (2) other government entities in addition to DCA. States and metropolitan areas coordinate use of HOPWA funds with their respective Consolidated Plans, a collaborative process, which establishes a unified vision for community development actions. HOPWA eligible metropolitan areas receive their HOPWA allocations directly from the Department of Housing and Urban Development and have specific guidelines and separate processes not included within the State's program. Subject to availability of funds, and on a second priority basis, programs operating within the Atlanta and Augusta EMSAs may be eligible to receive GHFA HOPWA funds.

### **Discussion:**

The State does not have any geographic set-asides for any of the four HUD programs covered under this plan. Most programs do, however, prohibit projects or activities from being funded in areas that receive direct entitlement funds from HUD. Only down payment assistance and multi-family development funding provided to CHDOs do not follow this requirement.

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## AP-55 Affordable Housing – 91.220(g)

### Introduction:

Assistance in FFY2013 for will come primarily from HOME but CDBG, ESG, and HOPWA will also be included. The numbers below are based upon the anticipated completion numbers for projects in each of the categories.

<b>One Year Goals for the Number of Households to be Supported (by Population Type)</b>	
Homeless	1,000
Non-Homeless	597
Special-Needs	120 HOPWA (TBRA)
Total	1,717

**Table 62 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through (by Program Type)</b>	
Rental Assistance	<b>1170</b> - 120 HOPWA (TBRA) + 1,000 ESG (Rapid Re-Housing) + 50 (TBRA)
The Production of New Units	<b>85</b> - 70 (MF Hsg) + 15 (SF Hsg)
Rehab of Existing Units	<b>142</b> - 30 (CDBG) + 77 (CHIP) + 5 (SF Hsg)+30 (MF Hsg)
Acquisition of Existing Units	<b>320</b> - 20 (SF Hsg) + 300 (DPA)
Total	1,717

**Table 63 - One Year Goals for Affordable Housing by Support Type**

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### **Discussion:**

A total of 1,717 households are expected to be assisted in FFY2013. Of this total, 1,000 homeless will receive rental assistance through ESG Rapid Re-Housing and 120 with HOPWA rental assistance. There are an anticipated 1,007 non-homeless households expected to receive assistance. These include 50 receiving HOME-funded TBRA, 70 in newly constructed multifamily housing, 15 in newly constructed single-family housing, 107 homeowners receiving rehabilitation assistance through CDBG and CHIP, 35 in newly constructed multi- and single-family housing, and 320 receiving HOME assistance to acquire single-family housing.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction:**

The State of Georgia does not operate any public housing units directly nor receive any funding to do so. The State does review the Annual and Five-Year Plans of public housing authorities throughout the state to determine consistency with Georgia's Consolidated Plan and issues certifications to these authorities upon request documenting this fact.

### **Actions planned during the next year to address the needs to public housing:**

No actions are planned by the State to specifically address the needs of public housing residents to the exclusion of other classes. These residents are eligible to participate in any of the ongoing programs of the State based upon their eligibility as determined by program regulations.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership:**

Public housing residents are eligible to participate in the home buyer programs offered through DCA and its subrecipients as long as they meet all eligibility criteria. The State plans no actions on its part to involve these residents in management but encourages the various public housing authorities within the state to do this.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance:**

DCA monitors the number and location of "troubled" PHAs within the state and makes itself available to provide technical assistance if requested by the PHA itself.

### **Discussion:**



## **AP-65 Homeless and Other Special Needs Activities – 91.320(h)**

### **Introduction**

Rental assistance will be provided during this reporting period to special needs households who are not homeless through the Tenant-based Rental Assistance Program. Rental, utility, and security deposit assistance will be provided to households with disabled members along with supportive services provided from existing resources within the state.

### **Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including:**

The Georgia Department of Community Affairs (DCA) has established the primary goal of reducing the number of unsheltered homeless individuals and families. The information contained below outlines goals, strategies and performance measures to be utilized for all ESG sub-recipients.

### **Overall Goals**

1. Reduce the number of unsheltered individuals and families, as established in the Homeless Point in Time Count, within the BoS ESG Entitlement by 1% each year. This goal will be achieved by placing emphasis on high utilization of emergency shelters and transitional housing beds. This will be measured in HMIS.
  - Reduce length of stay for clients in emergency shelters and transitional housing programs in order to provide services to additional households. Length of stay should generally be no longer than 90 days for shelters and 1 year for Transitional Housing. This will be measured in HMIS.
  - Increase placements into permanent housing for homeless individuals and families from Emergency Shelter and Transitional housing by 5% each year. This will be measured in HMIS.
2. Prevent individuals and families from becoming homeless – either unsheltered or sheltered, by 3% each year. Follow-up checks will be made at 3 months and 6 months post discharge. This will be measured in HMIS.
3. Increase the percentage of individuals and families remaining housed for 3 months by 2% each year. This will be measured in HMIS by using our Recidivism measurements.

### **Performance Measurements**

ESG programs with different eligible activities will require different assessment standards. DCA's goal is to require sub-recipients to enter additional data elements into HMIS and DCA is diligently working with sub-recipients to ensure a level of data

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completeness by which an accurate evaluation of program performance can be measured. A baseline for certain criteria, such as increase in cash and non-cash incomes over program enrollment, must first be established to measure performance. For categories with established baselines, standards are enumerated. DCA will review all available data annually to evaluate performance and adjust standards as appropriate.

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:**

For each Street Outreach program, performance will be measured based on the following standards:

1. An increase in the number of contacts with unduplicated individuals made during outreach.
2. An increase in the percentage of households that access emergency shelter or transitional housing.
3. An increase in the percentage of discharged households that access permanent housing.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

In addition, DCA will pursue the following overarching goals:

- Expand DCA's harm reduction program for statewide implementation to ensure persons who are chronically homeless have the widest range of interventions available to them;
- Continue to provide technical assistance in assisting street outreach programs establish policy and procedure as outreach programs begin work. DCA acts as a facilitator when street outreach teams, including PATH teams find impediments to getting homeless people the services or resources they need such as Permanent Supportive Housing;
- Target Street Outreach to be strongly focused on street based Engagement and Case Management that should lead to one goal, supporting homeless households in achieving some form of permanent, sustainable housing. To this end, DCA will prioritize funding towards Street Outreach teams that collaborate with Rapid Re-Housing programs to provide one seamless service.

### **Addressing the emergency shelter and transitional housing needs of homeless persons:**

\*For each Emergency Shelter program, performance will be measured based on the following standards:

1. An overall bed utilization rate of 80%.

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2. The average length of stay of the households served should be no longer than 60 days.
3. An increase in the percentage of discharged households that secure permanent housing at exit by 5% each year.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

For each Transitional Housing program, performance will be measured based on the following standards:

1. An overall bed utilization rate of 80%.
2. The average length of stay for households served should generally be no longer than nine months. An increase in the percentage of discharged households that secured permanent housing at exit by 5% each year.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

\*Programs serving the chronically homeless, or chemically dependent clients, or shelters with minimal barriers to entry may be held to different standards than programs providing other levels of assistance.

In addition, DCA will pursue the following overarching goals:

Provide housing necessary for Georgia's homeless to break the cycle of homelessness to provide housing to an estimated 29,700 homeless individuals (transitional and shelter) through implementation of Georgia's ESG Program;

Provide decent affordable housing to an estimated 2,500 persons who would otherwise be living on the street or in shelters/transitional housing programs through implementation of the Rapid Re-Housing Program funded through Georgia's ESG Program;

Continue to work with providers to increase the accessibility to the Rapid Re-Housing program for households with children throughout the State; and

- Through the administration of the Balance of State (152 County) Continuum of Care Plan, DCA will continue to monitor the housing stability of CoC funded transitional housing providers and provide technical assistance to agencies that fall below 70% housing stability (clients leaving transitional housing that move to a permanent destination).

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating**

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**access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again:**

- Continue to educate DCA Grantees in the housing first model and encourage them to prioritize Rapid Re-Housing funds towards ending homelessness;
- Provide technical assistance in the implementation of Outreach and Rapid Re-Housing grants towards increasing the number of homeless households served;
- Target Prevention dollars to communities that are able to demonstrate most need;
- Through the use of HMIS data, continue to monitor the length of time households are homeless, and then establish targets for agencies to assist households into permanent housing;
- Continue DCA's research into recidivism, and establish further research to assist agencies at a program level towards reducing the level of recidivism;
- Continue DCA's long term goal of increasing the number of Permanent Supportive housing units by 5% each year.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs:**

DCA continues to evaluate policies across the State in order to help low-income individuals and families to avoid becoming homeless, especially extremely low-income individuals and families who are being discharged from publicly funded institutions and systems of care, such as healthcare facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. Currently all ESG subrecipients are required to follow HUD eligibility guidelines regarding individuals and families being discharged from institutions to receive homeless services. Through the work with the Georgia Interagency Homeless Coordination Council and collaboration with particular agencies, the Council has worked on several initiatives to minimize the discharge of individuals from institutions into homelessness. The council includes representation from the Department of Corrections, State Board of Pardons and Parole, Department of Behavioral Health and Developmental Disabilities, and the Department of Community Health. In addition, DCA collaborates with both the Department of Corrections and the Department of Behavioral Health and Developmental Disabilities on two projects designed to transition individuals into the community from institutions. Planned actions for the next year are as follows:

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- DCA will work with health agencies this year to develop formal policy that will promote appropriate discharge planning efforts to prevent being discharged from health care facilities to the shelters or street.
- DCA will continue to provide permanent supportive housing options for placement in community based placement options. Shelter plus Care is a resource only for individuals who meet HUD eligibility criteria for admission into the program.
- DCA will implement the newly announced award for the HUD Section 811 PRA Demonstration Grant in order to provide project based rental assistance for an additional 150 units of permanent supportive housing in tax credit developed properties. This Section 811 PRA program will target extremely low income persons covered by the Settlement Agreement and the Money Follows the Person Program.
- DCA will work to assist DBHDD in the planning and development of formal policy that would promote appropriate discharge planning efforts to prevent persons in mental health facilities from being discharged to the shelters or street. The State's Interagency Council on Homelessness will be a resource to assist in collaborative efforts to ensure that effective use of resources will allow for proper residential and housing options appropriate to meet the individual's needs.
- DCA will continue to both serve as an Advisory Member of the Healthy Transition Initiative Program to ensure that housing resources are available to those youth that are at risk of homelessness.
- DCA will continue to partner with the State Board of Pardons and Paroles, and the Department of Corrections in the joint implementation of the "Re-Entry Housing Partnership" (RHP) program.

**Discussion:** (Use this field to provide additional narrative regarding the information provided on this page):

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### AP-70 HOPWA Goals

**One year goals for the number of households to be provided housing through the use of HOPWA for:**

Through the HOPWA program grant awards, the State expects to be able to provide HOPWA housing assistance to a total of 445 households\* through the following types of housing assistance:

Short-term rent, mortgage, and utility assistance payments	165
Tenant-based rental assistance	120
Units provided in permanent housing facilities developed, leased or operated with HOPWA funds	100
Units provided in transitional short-term housing facilities developed, leased or operated with HOPWA funds	50
Permanent Housing Placement	25
Total	460

\*The number will not match the total housing goal by type of assistance due to the anticipation of some households receiving more than one type of assistance.

**AP-75 Barriers to Affordable Housing – 91.320(i)**

**Introduction:**

Many of the actions that present barriers to affordable housing are taken at the local level over which the state has no control. As a result, the actions noted below pertain mostly to education and raising public awareness among citizens and local officials.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:**

Georgia has a strong commitment to making decent affordable housing available to all residents. There are many programs established to meet a significant portion of the housing needs throughout the state. The State is fortunate that growth has been consistent in the past year until most recently due to the financial crisis. Nevertheless, the State has been proactive with implementing housing programs to facilitate access to available resources.

The Georgia Planning Act requires jurisdictions to regularly examine housing related issues to make the necessary adjustments to address the barriers. Most of these actions are identified in the adopted Fair Housing Plan and implementation actions of the Analysis of Impediments to Fair Housing Choice.

To eliminate the affordable housing barriers, the State will continue to move in the directions to meet the needs of families in need for the federal programs offered to make their lives more enjoyable. Those steps include, but are not limited to the list below:

- Collaborate with the Georgia Council on Developmental Disabilities, an advocacy group for individuals with physical disabilities and other nonprofit organizations to eliminate the barriers to purchasing a home and to improve access to affordable rental housing across the State.
- Promote homeownership awareness to Georgians interested in purchasing their homes and collaborate with a number of housing counseling agencies that work with specific non-English speaking populations to ensure their clients have access to this information as well.
- Collaborate with nonprofit agencies, lenders, and mortgage insurance companies who offer borrowers an opportunity to reduce cost and become successful homeowners.
- Continue to fund homebuyer education and foreclosure mitigation counseling.

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- Implement the Continuum of Care Plan to provide a strong delivery system to meet the affordable housing and service needs of the state's homeless population.
- Continue to provide housing educational opportunities to communities throughout the state through the Georgia Municipal Association. Also continue the Georgia Initiative for Community Housing (GICH) which offers participating jurisdictions technical assistance to develop local housing plans designed to enhance affordability and to address barriers to affordable housing.
- Market to builders and developers DCA's initiative on creating aesthetically built homes and how to reduce cost to make it affordable to qualified home buyers.

### **Discussion:**



## **AP-85 Other Actions – 91.320(j)**

### **Introduction:**

The State plans a number of other actions designed to address gaps and weaknesses in the service delivery system, promote coordination, overcome obstacles, promote affordable housing, and work to meet the needs of its lowest-income citizens during this reporting period. These are outlined below.

### **Actions planned to address obstacles to meeting underserved needs:**

Several obstacles exist that prevent the State from meeting some of its goals. One such obstacle relates to the Georgia Dream down payment assistance program. Outreach to lenders is ongoing to get as broad participation as possible. With the pending implementation of the new HOME rule adding additional requirements on inspections and determining the level of assistance to be provided, it will become more difficult to recruit lenders to participate in the program. DCA staff will continue to meet with lenders to educate them about the program and will work to revise program procedures to conform to the new rules upon their implementation to streamline the process as much as possible and to make it easier for lenders to participate.

Another obstacle to meeting the needs of Georgia's citizens is matching the availability of rental units to those needing housing. DCA has sponsored the Georgia Housing Search website for a number of years to address this problem. The site provides a real-time assessment of units that are available with details including addresses, numbers of bedrooms, security deposits required, proposed rents, and eligibility criteria. Staff will continue to do outreach about the system to landlords to encourage them to list their units on the system which does not cost them anything and to also work to make sure the site is updated by them regularly as units become vacant or are leased.

The CHIP Program has become a primary source of affordable housing assistance at the local level. Being an annual competitive program, it is critical that local governments, nonprofit organizations, and public housing authorities are aware of the program and what it can provide in order to apply as there are so many unmet housing needs throughout the state, particularly in rural areas. Staff will continue to spread awareness about the program and continue to encourage participation at the local level to address these needs.

### **Actions planned to foster and maintain affordable housing:**

Preserving affordable housing units that may be lost from the assisted housing inventory will be a high priority for DCA. With regards to homes owned by low- and moderate-income individuals, rehabilitation through the CHIP Program to bring these houses to

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Code will continue to be a priority and should allow many of them to be preserved as affordable housing for the long term.

Preservation of rental housing will also be a high priority. In the HOME Rental Housing Loan Program, developments that received previous HOME and tax credit assistance are eligible to apply again once their period of affordability has been satisfied. In addition, trends have shown that many rental projects, particularly those undertaken by nonprofit organizations and CHDOs, are struggling to remain viable in this challenging housing environment and are in danger of foreclosure. Staff will work closely with the borrowers and other lenders to try and develop workout plans to prevent this from happening which would result in lost affordable rental units.

### **Actions planned to reduce lead-based paint hazards:**

All proposed rehabilitation projects for units built before 1978 will be tested for the presence of lead-based paint. If any is found, risk assessments will be completed and all lead-related work will be performed by lead-certified contractors. Clearance tests will be completed to ensure that the hazard has been removed from the home. All those affected by these programs will receive information to educate them about the dangers of lead paint. The Department of Human Services will continue to administer other lead poisoning prevention programs throughout the state including a lead poisoning surveillance system that incorporates electronic reporting of all elevated blood levels, health education awareness programs, and follow-up treatment for all children diagnosed with elevated blood levels.

### **Actions planned to reduce the number of poverty-level families:**

During the upcoming reporting period, Georgia will undertake a number of activities to reduce the number of poverty-level families. Job creation efforts as outlined in SP-70 will continue as will programs such as the Communities of Opportunity and Work Ready initiative. Students in Georgia's technical schools will have enhanced opportunities to receive tuition assistance through Georgia's HOPE scholarship program through lower grade requirements. Georgia's Career Service Centers will continue to work to provide job training opportunities to residents throughout the state. In addition, awards made through the HOME Rental Housing Loan and CHIP programs will continue to emphasize those applications that propose to serve more people at the lowest income levels.

### **Actions planned to develop institutional structure:**

A major gap exists with CHDO and nonprofit capacity in developing affordable housing. DCA recognizes that and will continue to encourage partnerships among agencies designed to increase their experience and knowledge. DCA will also continue to seek out opportunities for training and make these agencies aware of these as they come up.

Following are some activities to be undertaken during the upcoming program year to

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address gaps in housing and services for the homeless:

- In tandem with the Balance of State Continuum of Care, DCA is currently incorporating elements of the Federal Strategic Plan through the use of state funds to support projects that implement programs serving persons who are chronically homeless.
- DCA is currently expanding its harm reduction program for statewide implementation to ensure persons who are chronically homeless have the widest range of interventions available to them.
- DCA continues to work with providers to build on the successful implementation of the Homeless Prevention and Rapid Re-Housing Program for households with children throughout the state. In addition, all DCA funded agencies are required to set goals targeted toward ending homelessness as quickly as possible and connecting families with mainstream services. DCA will continue to provide focused training and technical assistance to shelter and housing providers on the rapid re-housing model.
- Through the State Interagency Council on Homelessness, DCA works to decrease the number of homeless families statewide through state agency partnerships and policy change.
- DCA will also further data analysis begun in tracking the length of stay and in reoccurrence studies in order to assess systematic and programmatic barriers to families moving out of homelessness and link performance to funding and the rating of projects (where appropriate).

### **Actions planned to enhance coordination between public and private housing and social service agencies:**

The State will continue to work closely with program partners in a wide array of areas to promote efficiency and coordination among different areas. Proposed actions in various areas are outlined below.

#### *Public and Private Housing*

- Participate in various forums and networks from across the state addressing affordable housing, homelessness or special needs housing.
- Support training sessions and workshops sponsored through the University of Georgia for local elected officials that are member of the Association County Commissioners of Georgia (ACCG) to ensure that counties have the essential leadership tools to meet the health, safety and welfare needs of their residents.
- Join forces with the Georgia Municipal Association and the University of Georgia's Housing and Demographics Research Center to offer communities a three-year program of assistance to create a local housing strategy.

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### *Social Service Agencies*

- Collaborate with the DBHDD through the Georgia Mental Health Planning Council to continue to provide resources and services to the chronically homelessness.
- Serve as the lead agency of the Georgia Interagency Homeless Coordination Council, which works to eliminate discharging clients back into homeless situations and improve accessibility to resources and services to end homelessness.
- Participate in local and regional housing forums facilitated by the Atlanta Regional Commission and participates in the meetings sponsored by the Georgia State Trade Association of Not-For-Profit Developers (GSTAND), Supportive Housing Subcommittee of the Atlanta Regional Commission on Homelessness, and the Governor's Council on Developmental Disabilities.
- Collaborate with the Regional Commission on Homelessness and the United Way of Metropolitan Atlanta to plan opportunities to end chronic homelessness and to identify best practices to replicate on the local level.

### *Community & Economic Development*

- Attend the Office of Downtown Development three-day workshop offered to local communities to provide an overview of the program requirements for the Business Improvement Districts (BID), Community Improvement Districts (CIDs), and Tax Allocation Districts (TAD).
- Collaborate with the Conserve Georgia, a statewide multi-agency, focusing on marketing and educating the public on the conservation efforts throughout the state to preserve natural resources: energy, land, and water.
- Serve as a member on the OneGeorgia Authority to enhance regional competitiveness by offering grants and loans to create jobs and stimulate new private investment.
- Continue the operation of State Small Business Credit Initiative to support the state's small businesses and manufacturers. These funds are used to provide low-cost capital to small businesses for expansion and improvements.

### *Continuum of Care*

- Through the restructuring of the Continuum of Care governance, DCA will work to enhance the institutional structure and engage more stakeholders to the table in order to end homelessness for families, unaccompanied youth, veterans, and chronically homeless throughout Georgia.
- DCA will continue to strengthen connections with regional providers, such as Community Action Agencies, with the goal of all counties within the Balance of State CoC having access to prevention and rapid re-housing resources.

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- Through the implementation of a Coordinated Assessment System, DCA will be able to build on each agency's efforts in the determination of Barriers to Housing Stability for participants at program entry. This data will be used to identify systemic barriers that can be addressed through the Interagency Homeless Coordination Council.

### **Discussion:**

**AP-90 Program Specific Requirements – 91.320(k)(1,2,3)**

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220.(l)(1)**

**Introduction: Provide a short overview of the jurisdiction's planned actions**

The Community Development Block Grant Program (CDBG) provides funding to assist a wide range of eligible activities, including housing improvement projects, public facilities such as water and sewer lines, buildings such as local health centers or head start centers, and economic development projects. All projects must substantially benefit low and moderate income persons.

The total funding level is approximately \$34.5 million with approximately \$26 million available for the annual competition. The maximum amount available per applicant is \$500,000 for Single-Activity projects during the annual competition and \$800,000 for Multi-Activity projects during the annual competition.

Eligible applicants are units of general local government, excluding metropolitan cities, urban counties, and units of government eligible to participate in the urban counties or metropolitan cities programs of the U.S. Department of Housing and Urban Development. Eligible applicants selected for funding will be those having the greatest need as evidenced by poverty and per capita income and whose applications most adequately address the needs of low- and moderate-income persons and have the greatest impact.

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**1. Data Entry: Program Income Received**

\$664,887.77

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**1. Data Entry: Program Income receipted into IDIS Online**

\$664,887.77

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**1. Data Entry: Program Income not yet committed to activities**

NONE

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**2. Data Entry: Have an open Section 108 Project?**

NO

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**3. Data Entry: Amount of funds from Urban Renewal Settlements.**

NONE

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**4. Data Entry: Funds returned to HUD – planned use not included in prior  
Action Plan**

NONE

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**5. Data Entry: Amount of funds relieved as income from float-funded  
activities**

NONE

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**Total Program Income**

SYSTEM CALCULATED

---

**Indicate amount of funds planned for urgent need**

\$500,000 ANNUALLY SET ASIDE

---

**Identify urgent need activity in the Action Plan**

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The Immediate Threat and Danger Program provides 50% matching funds for community development activities having a particular urgency when existing conditions pose a serious and immediate threat to the health or welfare of the community. Local funds must comprise at least 10% of project costs. Funding for this program comes from the state's annual Community Development Block Grant (CDBG) program. Applicants can apply for \$50,000 and DCA reserves \$200,000 for "major disasters."

Eligible applicants are units of general purpose local government, excluding metropolitan cities, urban counties, and units of government eligible to participate in the urban counties or metropolitan cities program of the U.S. Department of Housing and Urban Development.

To be fundable, applications must address an event or situation having a particular urgency and uniqueness that adversely affects a community and its citizens and where other financial resources are not available to meet such needs. The event or situation must have a sense of urgency and be of recent origin or have recently become urgent. Recent origin is defined as a condition that developed or became critical within 18 months of application. Ample descriptions of the cause of the threat, and probable ramifications, must be provided.

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### **Certify the urgent need activity is designed to meet urgent community development need**

Our Department certifies that urgent need activities are designed to meet urgent community development needs because existing conditions pose a serious and immediate threat to the health or welfare of one or more communities and because other financial resources are not available.

UGLGs, in their applications for Immediate Threat and Danger funds, must include "Certified Assurances." The Certified Assurances state that other resources are not available to meet the identified need and that the situation poses a serious and immediate threat. The form must be signed by the Chief Elected Official.

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### **Percentage of funds from the CDBG grant spent on LMI beneficiaries**

Historically, estimated at 90% annually

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**Consecutive period elected for overall benefit period.**

1 year

**HOME Investment Partnerships Program (HOME)  
Reference 24 CFR 91.220.(I)(2)**

**The jurisdiction must describe activities planned with HOME funds expected to be available during the year. All such activities should be included in the Projects screen. In addition, the following information should be supplied:**

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

No forms of investments other than those found in 92.205 will apply to the use of DCA's HOME funds.

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, as follows:**

DCA will use recapture for home buyer activities where the buyer does not occupy the home for the minimum period of affordability. This is derived from the HOME Program regulations at 92.254(a)(5)(ii)(A) and section 215(b)(3)(B) of the National Affordable Housing Act. DCA follows the option outlined in the regulations to recapture the entire amount of its investment prior to the homebuyer receiving anything.

If the net proceeds of the sale are not sufficient for DCA to recapture the full amount of the CHIP or Georgia Dream direct subsidy investment, the recapture amount will be limited to the net proceeds. In the event the net proceeds exceed the amount necessary to repay the HOME subsidy, the excess proceeds will go to the homeowner. The DCA recapture policy for these programs is the same for voluntary and involuntary sales.

- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds (See 24 CFR 92.254(a)(4)) are as follows:**

The minimum periods of affordability outlined in 92.254(a)(4) will not apply to the recapture period for down payment assistance loans provided under the CHIP and Georgia Dream programs. Instead of the 5 and 10 year periods, DCA will impose 6 and 11 years to allow for time from closing for legal documents to be filed and returned before closing out the projects in IDIS. In the Georgia Dream Program,

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DCA may opt to continue the recapture period throughout the owner's term in the house without forgiving any of the assistance after the initial period has been satisfied. In these instances, the owner must pay back any of the net proceeds of the sale up to the amount of HOME assistance they received initially at purchase.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

DCA does not intend to use its HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds.

### **Emergency Solutions Grant (ESG)**

- 1. Include written standards for providing ESG assistance (may include as attachment)**

DCA requires that each grantee establish and consistently apply policies and procedures for each ESG program administered by the grantee.

All written standards require approval from DCA prior to implementation. No agency may request reimbursement prior to DCA's approval of the policies.

At a minimum these written standards must include:

#### **Required for ALL PROGRAMS:**

1. Standard policies and procedures for evaluating eligibility.
2. Policies and procedures for coordination among emergency shelter providers, essential services providers, homelessness prevention, and rapid rehousing assistance providers; other homeless assistance providers; and mainstream service and housing providers (see § 576.400(b) and (c) for a list of programs with which ESG-funded activities must be coordinated and integrated to the maximum extent practicable);
3. Participation in HMIS or ALICE. The grantee must ensure that data on all persons served and all activities assisted under ESG are entered into the Pathways Compass HMIS. If the grantee is a victim service provider, the agency may use ALICE, to collect client-level data over time (*i.e.*, longitudinal data) and generates unduplicated aggregate reports based on the data.

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### **Additional** standards for STREET OUTREACH:

1. Standards for targeting and providing essential services related to street outreach.

ESG Guidelines v1, August 2012 Page 28

### **Additional** standards for EMERGENCY SHELTER:

1. Policies and procedures for admission, diversion, referral, and discharge by emergency shelters, including standards regarding length of stay, if any, and safeguards to meet the safety and shelter needs of special populations, [e.g., victims of domestic violence, dating violence, sexual assault, and stalking; and individuals and families who have the highest barriers to housing and are likely to be homeless the longest].
2. Policies and procedures for assessing, prioritizing, and reassessing needs for essential services related to emergency shelter

### **Additional** standards for PREVENTION and RAPID RE-HOUSING:

1. Policies and procedures for determining and prioritizing homelessness prevention and rapid re-housing assistance;
2. Standards for determining what percentage or amount of rent and utilities costs, **if any**, each program participant must pay while receiving homelessness prevention or rapid re-housing assistance;
3. Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time, **if at all**
4. Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide, including the limits, **if any**, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months in the program; or the maximum number of times the program participant may receive assistance.

## **TERMINATION, COMPLAINTS, APPEALS AND CONFIDENTIALITY POLICIES**

As part of each program's policies and procedures, grantees must develop policies regarding termination of assistance to participants, complaints, appeals, and confidentiality procedures.

These policies must be approved by DCA before grantees begin serving applicants.

### **Terminating Assistance**

If a program participant violates program requirements, the grantee may terminate the assistance in accordance with a formal process established by the grantee, and approved by the recipient, that recognizes the rights of individuals affected. The grantee

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must exercise judgment and examine all extenuating circumstances in determining when violations warrant termination so that a program participant's assistance is terminated only in the most severe cases.

### **Prevention and Rapid Re-Housing Terminations**

To terminate rental assistance or housing relocation and stabilization services to a program participant, the required formal process, at a minimum, must consist of:

1. Written notice to the program participant containing a clear statement of the reasons for termination; ESG Guidelines v1, August 2012 Page 29
2. A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the termination decision; **and**
3. Prompt written notice of the final decision to the program participant.

### **Ability to Provide Further Assistance**

Termination does not bar the grantee from providing further assistance at a later date to the same family or individual.

2. **If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The CoC has not completed its implementation of the coordinated assessment system.

3. **Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

As noted in AP-30, both HUD and HTF ESG funds are available to nonprofit organizations (including community and faith-based organizations) and local government entities. Local units of government are eligible to apply. To the extent determined under State law by HTF and DCA, private, secular or faith-based nonprofit organizations are also eligible to apply for funds. Nonprofit organizations must demonstrate collaboration with local mainstream service providers and local homeless provider groups. Applicants are expected to participate in continuum of care planning appropriate to the jurisdiction where their activities are located to the satisfaction of those jurisdiction(s).

According to Federal law and regulation, the term "*private nonprofit organization*" means a secular or religious organization described in section 501(c) of Title 26 that is exempt from taxation under Subtitle A, has an accounting system and a voluntary

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board, and practices nondiscrimination in the provision of assistance in a manner that is free from religious influences.

According to the State law, '*nonprofit organization*' means any corporation, trust, association, cooperative, or other organization that is operated primarily for scientific, educational, service, charitable, or similar purposes in the public interest; is not organized primarily for profit; and uses its net proceeds to maintain, improve, or expand its operations. The term nonprofit organization includes nonprofit institutions of higher education and hospitals.

While all programs must be provided in a manner that is free from religious influences, it should be noted that the Georgia Constitution allows the State Housing Trust Fund for the Homeless to expend funds "... for programs of purely public charity for the homeless, including programs involving the participation of churches and religious institutions ...".

Under State law, DCA must collect and evaluate organizational and financial information from nonprofit organizations in order to establish the capacity of the nonprofit organization prior to making an award, and to report funding amounts to the Georgia Department of Audits and Accounts. Current or past DCA grantees must also be in compliance with all DCA programs and grant agreements to apply for and receive funds under this program.

Applications submitted after the deadline established by DCA will not be considered for funding. The Commissioner of DCA or staff designated by the Commissioner shall have the authority to make awards from funds allocated by HUD or reserved by the HTF Commission for the HUD and HTF ESG programs.

DCA will solicit information about application submission and application development workshops by email from every person on its HTF "contacts" mailing list. Notices will also be emailed to local government representatives, regional commissions, DCA regional representatives, and other groups with local and regional interests. Notice will be published on the DCA website, and all persons receiving notice will be asked to share the notice with others within the state, their region or their community with an interest. Application development workshops will be held in at least four (4) locations around the state.

The entire application process will be conducted online with a 2-part deadline. All interested applicants must complete a "Notice of Intent" and submit required organizational documentation online before completing the application. The key dates follow:

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For Part 1, new and returning ESG applicants must submit an online “Notice of Intent (NOI)” to apply by Sunday, March 31, 2013 Online Before 5:00 p.m. In addition, the prospective applicant will submit the name, type and location for each program for which funds may be requested. Once prospective applicants submit their online NOI, they will receive a login and password by email from DCA that will enable the organization to complete additional information requests online. Applicants can register for this year’s competition at: <http://htf.dca.ga.gov/HF/HTFOnline/HTFOnlineLogin2013.htm>.

Prospective applicants must submit or update all organizational information by this same date. Prospective applicants that do not meet this deadline will not be considered for funding. All prospective applicants must make a 100% online submission of organizational information. This submission will provide DCA with information on the prospective applicant that includes complete contact information, current Georgia Secretary of State Registration, IRS 501c3 determination, agency articles of incorporation, organization’s board list, organization’s board meeting minutes (most recent three meetings), organization’s staff list, organization’s full annual budget, organization’s current annual financial statement, and other information that may be required by DCA.

For Part 2, all ESG application submissions must be made to the satisfaction of DCA by prospective applicants prior to Tuesday, April 30, 2013, Online Before 5:00 p.m. Late applications will not be considered. Separate program applications must be made for each program type; outreach (and related services), shelter (and related services), transitional housing, homelessness prevention or rapid re-housing program, etc. proposed for funding. Complete, program by program information will be due on or before April 30, 2013 on prospective beneficiaries, program policy, HMIS implementation strategy, specific program budget detail, etc. Also due on or before this date will be original documents executed by the applicant, to include an application summary of all program requests, required certifications, local approval(s) (by program), and as applicable, certification of consistency with local HUD consolidated plans.

Among other requirements, and as referenced within the criteria section, ESG applicants should note that for 2013:

- \* Nonprofit organizations making application for ESG funds must obtain local government approval for housing or service programs located in local jurisdictions. Local approval is not required for local governments, authorities, and community service boards;
- \* All applicants for housing and service programs located within local HUD Consolidated Plan jurisdictions must obtain “certification of consistency” with the local HUD Consolidated Plan. Local HUD Consolidated Plan jurisdictions are the cities of Albany, Atlanta, Brunswick, Dalton, Gainesville, Hinesville,

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Johns Creek, Macon, Rome, Sandy Springs, Savannah, Valdosta and Warner Robins, the counties of Cherokee, Clayton, Cobb (including Marietta), DeKalb, Fulton (including Roswell) and Gwinnett, and the consolidated governments of Athens-Clarke, Augusta-Richmond and Columbus-Muscogee; and

- \* Existing and previous ESG or Continuum of Care grantees must be in full compliance with DCA Homeless Management Information System (HMIS) requirements at the time of application.

ESG application documents should be available on-line on or about March 15, 2013.

For access to ESG application documents at that time, please go to <http://www.dca.ga.gov/housing/specialneeds/programs/esg.asp>.

Funding announcements should be available on or about July 1, 2013.

NOTE: Federal FY2013 funding authority is still pending authorization by Congress. Award announcements may be delayed pending budget authorization by Congress.

All grantees of ESG funding are expected to comply with the Georgia Balance of State Education Policy which lays out the requirements of agencies to ensure families access education resources.

DCA requires that each grantee establish and consistently apply policies and procedures for each ESG program administered by the grantee. All written standards require approval from DCA prior to implementation. No agency may request reimbursement prior to DCA's approval of the policies. As part of each program's policies and procedures, grantees must develop policies regarding termination of assistance to participants, complaints, appeals, and confidentiality procedures. Criteria for the Written Standards and Policies and Procedures can be found within the 2013 ESG Application Guidelines, and the full application guidelines can be found at: <http://www.dca.ga.gov/housing/SpecialNeeds/programs/documents/2013-2014ESGAPPLICATIONMANUAL.pdf>.

Georgia law requires contractors and subcontractors to file affidavits that they have registered and participate in a federal work authorization program intended to insure that only lawful citizens or lawful immigrants are employed by the contractor or subcontractor. Contractors must also file an affidavit to assure that they have legal status in the U. S.

All agencies awarded ESG funds are expected to comply with the Fair Housing Law requirements including all applicable provisions of the Americans with Disabilities Act (Title 42, United States Code Sections 12101–12213) and implementing regulations at

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Title 28, CFR, Part 35 (States and local government grantees) and Part 36 (public accommodations and requirements for certain types of short-term housing assistance).

- 4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The homeless participation requirement is not applicable to States.

- 5. Describe performance standards for evaluating ESG.**

### **Overall Goals**

1. Reduce the number of unsheltered individuals and families, as established in the Homeless Point in Time Count, within the BoS ESG Entitlement by 1% each year. This goal will be achieved by placing emphasis on high utilization of emergency shelters and transitional housing beds. This will be measured in HMIS.
  - c) Reduce length of stay for clients in emergency shelters and transitional housing programs in order to provide services to additional households. Length of stay should generally be no longer than 90 days for shelters and 1 year for Transitional Housing. This will be measured in HMIS.
  - d) Increase placements into permanent housing for homeless individuals and families from Emergency Shelter and Transitional housing by 5% each year. This will be measured in HMIS.
2. Prevent individuals and families from becoming homeless— either unsheltered or sheltered, by 3% each year. Follow-up checks will be made at 3 months and 6 months post discharge. This will be measured in HMIS.
3. Increase the percentage of individuals and families remaining housed for 3 months by 2% each year. This will be measured in HMIS by using our Recidivism measurements.

### **Performance Measurements**

ESG programs with different eligible activities will require different assessment standards. DCA's goal is to require sub-recipients to enter additional data elements into HMIS and DCA is diligently working with sub-recipients to ensure a level of data completeness by which an accurate evaluation of program performance can be measured. A baseline for certain criteria, such as increase in cash and non- cash incomes over program enrollment, must first be established to measure performance. For categories with established baselines, standards are enumerated. DCA will review all available data annually to evaluate performance and adjust standards as appropriate.



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\*For each Emergency Shelter program, performance will be measured based on the following standards:

1. An overall bed utilization rate of 80%.
2. The average length of stay of the households served should be no longer than 60 days.
3. An increase in the percentage of discharged households that secure permanent housing at exit by 5% each year.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

For each Transitional Housing program, performance will be measured based on the following standards:

1. An overall bed utilization rate of 80%.
2. The average length of stay for households served should generally be no longer than nine months. An increase in the percentage of discharged households that secured permanent housing at exit by 5% each year.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

For each Rapid Re-Housing program, performance will be measured based on the following standards:

1. An increase in the percentage of discharged households that secured permanent housing at program exit by 2% each year.
2. An increase in the percentage of discharged households permanently housed three months after exit.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

For each Homeless Prevention program, performance will be measured based on the following standards:

1. An increase in the percentage of discharged households that maintained permanent housing at program exit by 3% each year.
2. An increase in the percentage of discharged households permanently housed three months after exit.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

For each Street Outreach program, performance will be measured based on the following standards:

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1. An increase in the number of contacts with unduplicated individuals made during outreach.
2. An increase in the percentage of households that access emergency shelter or transitional housing.
3. An increase in the percentage of discharged households that access permanent housing.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

\*Programs serving the chronically homeless, or chemically dependent clients, or shelters with minimal barriers to entry may be held to different standards than programs providing other levels of assistance.